



Larch Crescent, Ewell

The **PERSONAL** Agent



# Price Guide £350,000

## Leasehold

- Ground Floor Purpose Built Maisonette
- Private Front Entrance
- Hallway
- Lounge/Dining Room
- Modern Kitchen/Breakfast Room
- Two Good Sized Bedrooms
- Modern Bathroom
- Private Rear Garden
- Residents Parking + Garage En-Bloc
- No Onward Chain + Approx 945 On The Lease



A purpose built two bedroom ground floor maisonette with private rear garden, residents parking and garage en-bloc offered in good decorative order throughout and with the added benefit of no onward chain.

This larger than average maisonette is located within a highly desirable cul-de-sac opposite Horton Country Park and has been previously modernised with a modern kitchen/breakfast room and bathroom.

There are two good sized bedrooms, one of which provides direct access to a private courtyard style rear garden.

The property comes with a 999 year lease from 29th September 1970( approx. 945 years remaining)

Ground rent and service charge TBC.

Floor plan to follow.

No Onward Chain.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter town, located to the south west of London and offers a good mix of state

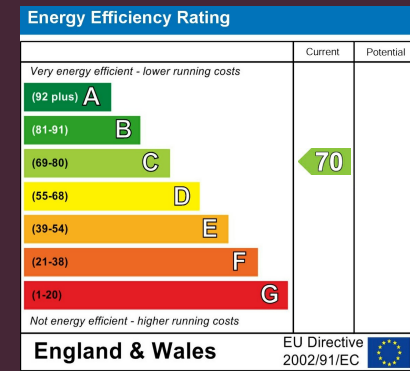
and independent schools for all age groups including a number of Ofsted 'Excellent' rated schools again at all age groups. While West Ewell equally offers fantastic transport links to London and beyond along with a number of great local amenities and attractions such as Horton Country Park, Hogsmill Nature Reserve, local leisure and gyms including the popular David Lloyd.

Tenure - Freehold









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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

