



Westcott Way, Cheam

The **PERSONAL** Agent

£1,050,000

Freehold

- Stylish Detached Residence + Annex Potential
- Prestigious Nonsuch Estate.
- Ample Driveway + Integral Garage
- Enclosed Porch + Downstairs Cloakroom
- Large L-Shaped Reception Room
- Stunning Rear Kitchen Extension + Utility Room
- Ground Floor Bedroom With En-Suite
- Two Further Double Bedrooms
- Modern Family Bathroom + En-Suite to Master Bedroom
- Landscaped Rear Garden + No Onward Chain



A beautifully presented three bedroom detached house with driveway, integral garage, and side access, leading to a well established level rear garden located in the very heart of the sought after Nonsuch Estate. Offered to the market with no onward chain.

You approach the property via a large driveway, offering ample off road parking, that leads to an enclosed porch with front door to the entrance lobby.

The generous ground floor living space benefits from plenty of light throughout. Off the entrance lobby, there is a large L-shaped reception room, offering plenty of space for relaxing, and leads through to a stunning rear extension. Here there is a modern fully fitted kitchen with matching central island, perfect for entertaining, with direct access and views over the beautifully landscaped rear garden.

Also, off the kitchen, there is further space, which would be perfect as a study area, a home office or kids area.

The ground floor continues to a inner hallway off which is the utility / internal garage access, downstairs cloakroom with wc and large bedroom area. A unique selling point is the ground floor bedroom with bi-fold doors to the rear terrace and garden and an en-suite shower room. This space

offers separate annex potential, perfect for multigenerational living under one roof.

Upstairs there is space on the stair landing for a small office /reading nook, leading to two double bedrooms and a large family bathroom, with the master bedroom benefitting from generous sized en-suite shower room. Also attic loft conversion potential subject to the necessary planning /consents.

The rear garden is pretty, quiet and secluded and has been beautifully landscaped with a stone paved terrace which spans the width of the property, leading onto a well established lawn with flowerbeds, vegetable patches and a potting shed.

The property has double glazed windows throughout, and offers plenty of storage area. The attic and garage attic are part boarded and well insulated.

Located within close proximity of Cheam Village and the historic Nonsuch Park, there are plenty of green protected open spaces on your doorstep that connect you with nature and the great outdoors. Westcott Way also enjoys easy access to David Lloyd leisure centre and is within the catchment area for several 'outstanding' Ofsted rated schools.

The highly desirable nearby Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

The ever popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course both Ewell East and Cheam stations (zones 5 & 6) which offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Due to the rarity of these Southerly facing plots becoming available, we would recommend arranging a viewing at your earliest convenience as significant interest is expected.

Tenure - Freehold





The **PERSONAL** Agent



Westcott Way

Total Area: 2122 SQ FT • 197.14 SQ M
(Including Garage/ Storage)
Garage/ Storage Area : 76 SQ FT • 7.07 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		71	81

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

