



Green Lanes, West Ewell

The **PERSONAL** Agent

Price Guide £575,000

Freehold

- Well Appointed Terrace House With No Onward Chain
- Private Driveway + Enclosed Entrance Porch
- Lounge With Views Over Open Woodland
- Modern Open Plan Kitchen/Breakfast Room
- Separate Dining/Family Room
- Three Bedrooms
- Modern Shower Room
- Level Landscaped Rear Garden
- Detached Garage /Workshop
- Gated Hardstanding Area To Rear



A well appointed three bedroom house with driveway to front and detached garage/workshop with secure gated hard standing area to the rear situated in a quite residential road with views over open woodland and Green Lanes Stream. No Onward Chain.

This bright and airy house is beautifully presented throughout and is accessed via a gravel drive with paved pathway leading to an enclosed entrance porch with door to the entrance hall with stairs to the first floor, understairs storage cupboard and doors off to all rooms.

The ground floor comprises a living room with a large double glazed window to the front aspect with views over open woodland and a separate dining/family room perfect for entertaining and enjoying time with the family. Open plan to modern L-shaped fully fitted modern kitchen/breakfast room with high valuated ceiling and sky light windows which flood

the room with natural light and double glazed windows and patio doors which overlook and lead to a level landscaped rear garden.

On the first floor are three good sized bedrooms all with double glazed windows and radiators with mirrored floor to ceiling fitted wardrobe cupboards to the master and a tasteful shower room fitted in a matching suite in white with opaque double glazed window to the rear.

Outside the rear garden is level and laid mainly to lawn with wooden timber decking and block paved pathway which leads to an 18'8" x 18'8" detached garage/workshop with power and lighting accessed via double gates and a private hard standing driveway providing secure off road parking for a camper van, caravan, motor home or other large vehicles.

Agents notes: - New roof, windows, render and rear extension in 2016/17

The picturesque Ewell Village under half a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure - Freehold



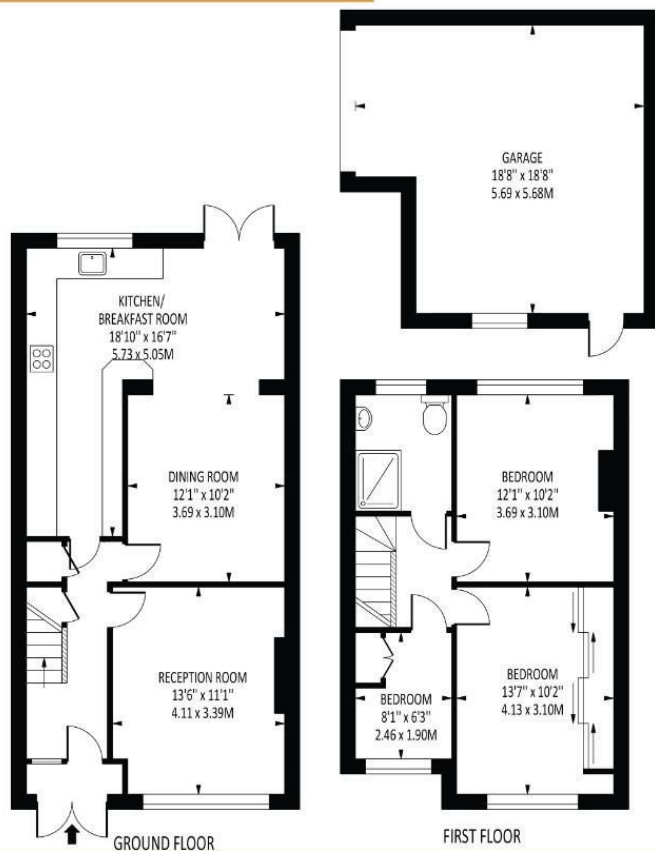


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Green Lanes

Total Area: 1326 SQ FT • 123.22 SQ M
(Including Garage)
Garage Area : 315 SQ FT • 29.25 SQ M



Disclaimer: For illustrative 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	

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