



The Drive, Ewell

The **PERSONAL** Agent

# £650,000

## Freehold

- Detached Bungalow In Quite Cul-De-Sac
- Versatile Two/Three Bedroom Configuration
- Enclosed Entrance Porch + Hallway
- Lounge With Feature Fireplace
- Dining/Family Room or 3rd Bedroom
- Master Bedroom With Ensuite
- Modern Fully Fitted Kitchen
- Double Glazed Conservatory
- Attached Garage + Private Driveway
- Landscaped Front and Rear Gardens



The Personal Agent are delighted to offer this attractive two/three bedroom detached bungalow which offers a unique blend of comfort and style. Boasting two good sized reception rooms and a modern fully fitted kitchen this property is perfect for those seeking a low maintenance home with spacious living space.

Occupying a prime position at the head of a quiet cul-de-sac in Ewell Court, this versatile bungalow features a conservatory that provides stunning views over the beautifully landscaped rear garden, and access to enclosed courtyard with direct access to an attached garage/workshop, fully equipped with power and lighting perfect for a car enthusiast or if you're simply in need of extra storage space. There is a private driveway and well stocked landscaped front garden.

The accommodation briefly comprises; enclosed entrance lobby which leads to bright and airy hallway. Lounge with feature fireplace and patio doors to the rear garden. Large dining/family room which can also be used as a 3rd bedroom.

Modern fully fitted kitchen with views over the rear garden and access to a conservatory. Master Bedroom with ensuite shower room. Second Double Bedroom. Modern Family Bathroom. Enclosed courtyard with access to garage/workshop. Low maintenance level landscaped rear garden stocked with plants, tree and shrubs. Front garden with private driveway.

The property is situated within close proximity to Ewell

Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold  
Council tax band - E

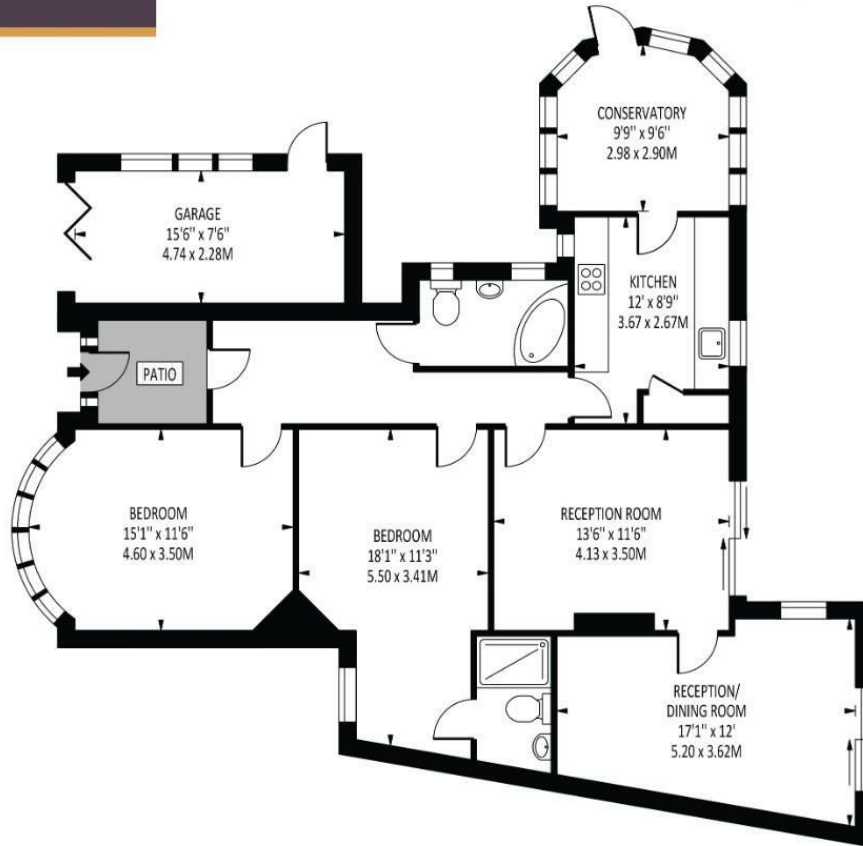




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### The Drive

Total Area: 1203 SQ FT • 111.72 SQ M  
(Including Garage)  
Garage Area : 116 SQ FT • 10.81 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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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.

