



Danetree Road, Ewell

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Four Bedrooms
- Terraced House
- Extended Kitchen / Dining Room
- Lounge / Dining Room
- Downstairs W/C
- Ensuite Shower Room
- Brick Block Driveway
- Walk to Shops, Schools & Transport Links



This extremely well presented, four bedroom family home has been carefully extended to provide a bright and spacious kitchen / dining room across the rear with double doors to the garden.

Further to the ground floor is an impressive double aspect lounge / dining room which is open plan to the kitchen, creating a nice flow to the living space.

Upstairs are three bedrooms in a classic 1930s layout with two large double bedrooms and one single bedroom opposite a stylish, modern family bathroom.

The top floor is occupied by a 15 x 13ft principal

bedroom with an ensuite shower room which matches the family bathroom.

Outside, to the front is a smart brick block driveway, while to the rear is a charming lawned garden with a southerly aspect.

Early viewing highly recommended by sole agents.

The picturesque Ewell Village under / less than 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.

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.







Ground Floor First Floor Second Floor

Danetree Road, West Ewell
 Total Area: 118.3 m² ... 1274 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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

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



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