



Boleyn Avenue, East Ewell

The **PERSONAL** Agent



# Offers In Excess Of £790,000 Freehold

- Detached new build home
- 10 year new home warranty
- Stunning kitchen/dining room
- Two generous reception rooms
- Welcoming central hallway
- Utility room & d/s cloakroom
- Three spacious double bedrooms
- Luxury ensuite & main family bathroom
- Large frontage with driveway & parking
- Close to station, park and great schools

This attractive newly constructed detached family home enjoys a highly desirable position within the sought after Nonsuch estate and is just a stones throw from Ewell East railway station and a short walk of the heart of Ewell Village.

With incredible attention to detail and a stylish and contemporary feel throughout, this fine property successfully encapsulates a modern turn key lifestyle that you would expect with a new home alongside a rare warm and homely feel.

Having been created to encompass a practical design alongside comfortable accommodation and a truly wonderful position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house as well as the added benefit of a nice large frontage with ample parking and low maintenance rear garden.

In our view this fine new property provides a great layout for a modern yet practical home. It benefits from great school



catchment as well as easy access to the picturesque historic Nonsuch Park at the rear of the development, whilst the Hogsmill river and nature reserve and Epsom Downs with its world famous racecourse are also nearby.

Stepping through the front door the great tone of this home is immediate and creates a welcoming first impression alongside the entrance hallway with its tiled floor and underfloor heating that stretches throughout the entire ground floor.

The living room is a comfortable size and truly practical shape and there is a generous second reception room that could be a brilliant family room. The stunning kitchen/dining room provides a beautiful entertaining space that links directly to the gardens via its double doors. From a practical sense the ground floor is completed by a generous utility room and a downstairs cloakroom.

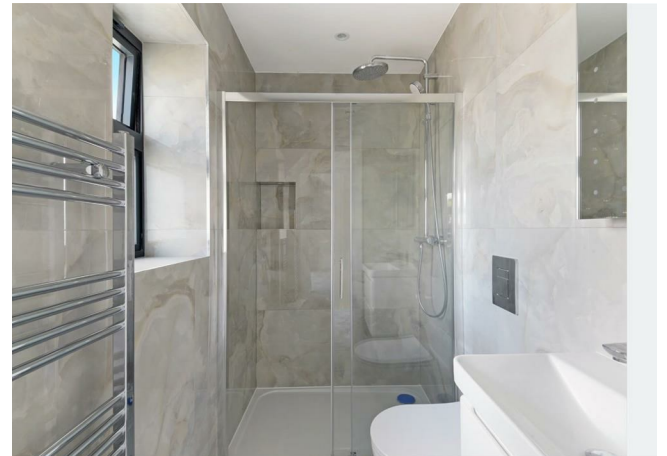
On the first floor are three generous bedrooms, ensuite shower room and main bathroom with high quality fittings plus access to a useful loft space. Further noteworthy points to mention

include environmentally friendly air source heat pump, EV charging point and a 10 year build zone new homes warranty.

The highly desirable 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.

In the heart of the village lies the picturesque 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 (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Freehold  
Council tax band - F



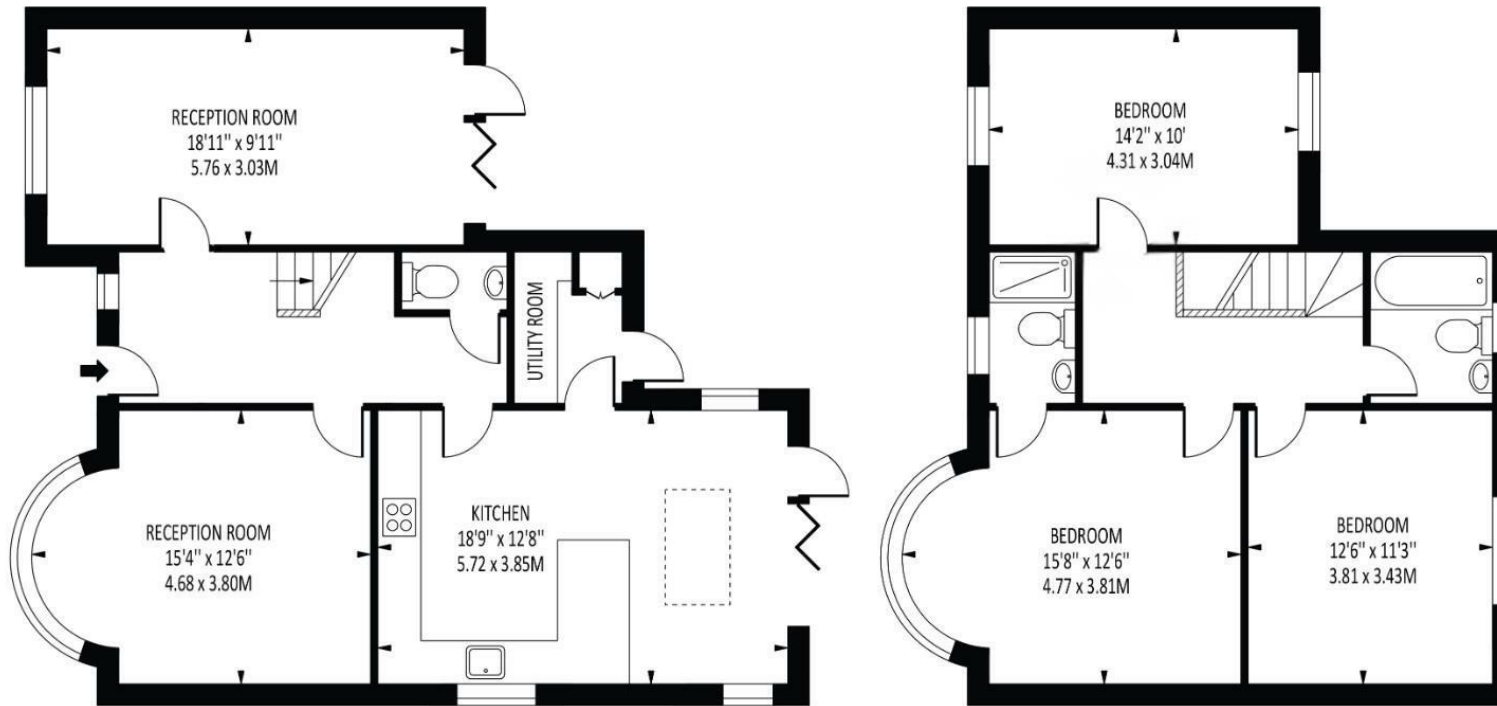





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**Boleyn Avenue**  
Total Area: 1384 SQ FT • 128.59 SQ M



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.

| Energy Efficiency Rating                    |           |  |
|---|-----------|--|
|   | Current   | Potential  |
| Very energy efficient - lower running costs |           |  |
| (92 plus) <b>A</b>                          | <b>79</b> | <b>86</b>  |
| (81-91) <b>B</b>                            |           |  |
| (69-80) <b>C</b>                            |           |  |
| (55-68) <b>D</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<br>2002/91/EC  |

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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.



