



Larkspur Way, Ewell

The **PERSONAL** Agent

Price Guide £485,000

Freehold

- No Onward Chain
- Semi Detached Family Home
- Scope to Extend & Customise STPP
- Private Driveway & Detached Garage
- Three Good-Sized Bedrooms
- Spacious Living/Dining Room
- Separate Kitchen
- Family Bathroom
- South/West Facing Garden
- Generous 31ft x 29ft Frontage

A well cared for three bedroom semi detached house with ample driveway, detached garage and a secluded South/Westerly facing rear garden situated in popular no through road and offered to the market with no onward chain.

This home is nestled in a quiet residential area and is a true gem waiting to be discovered but also provides significant scope to extend or customise STPP.

As you step into the enclosed entrance porch, you'll be greeted by a spacious double aspect lounge/ dining room, perfect for entertaining guests or simply relaxing with your loved ones.

The fully fitted kitchen is a chef's dream, offering the ideal setting to whip up delicious meals with views over the rear garden. With three cosy bedrooms, there's ample space for the whole family to unwind and the family bathroom provides convenience and comfort for your daily routines.



Outside, the property boasts a well established and secluded South/Westerly rear garden, measuring 29ft x 26ft and ideal for enjoying the fresh air and hosting summer barbecues. Parking will never be an issue with a large private driveway with space for three vehicles, along with a detached garage, the frontage in its totality measures 31ft x 29ft, which is a real rarity for a home in this location.

Nearby, the highly desirable Ewell Village is just down the road and 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 the beautiful Nonsuch Park) in 1538.

Fast forward to current day and Ewell is now a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups including a number of Ofsted 'Excellent' rated schools again at all age groups.

From a commuters viewpoint, there is a choice on your doorstep with Ewell West, Chessington North and Ewell East railway stations (zone 6) all offer easy access to London with Waterloo and Victoria taking approximately 35-40 minutes.

Whilst West Ewell as a general area equally offers fantastic transport links by road to London and beyond along with a number of great local amenities and attractions such as Horton Country Park, Horton Golf Course Hogsmill Nature Reserve, local leisure and gyms including the popular David Lloyd.

Tenure - Freehold
Council tax band - D



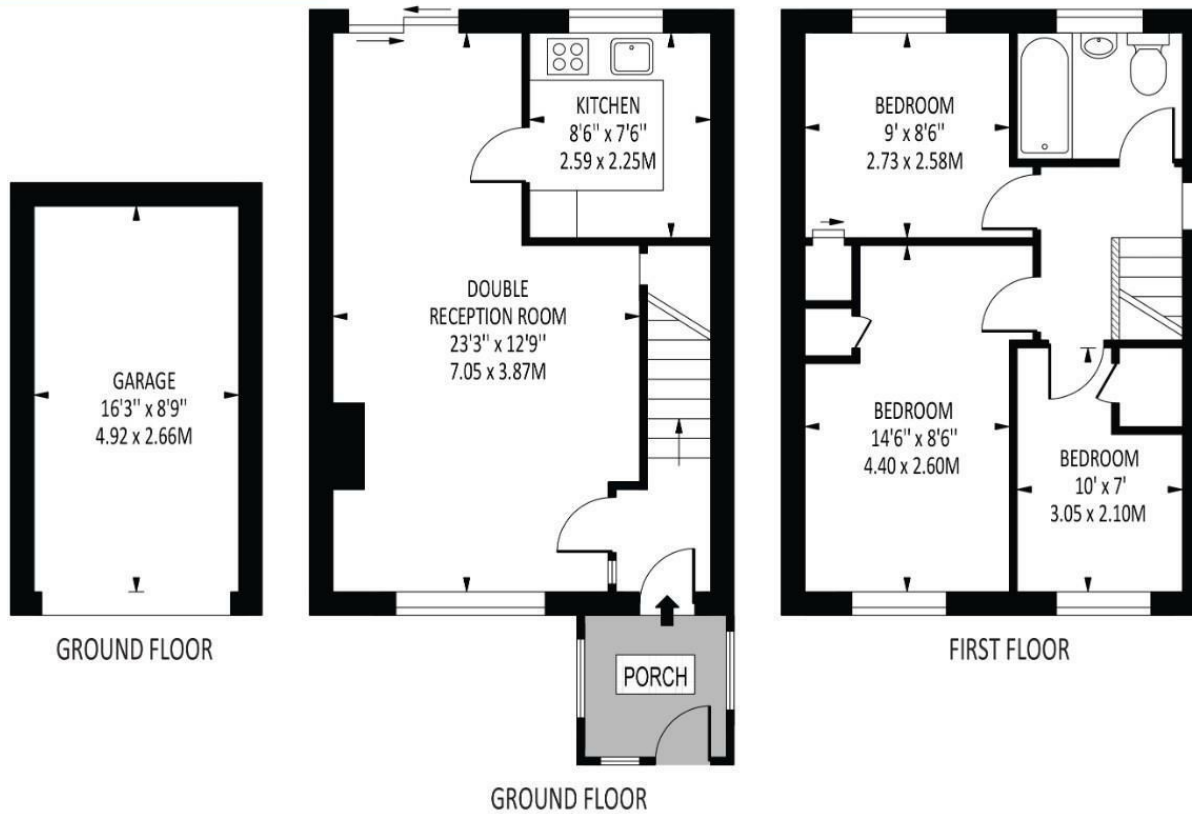


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Larkspur Way

Total Area: 875 SQ FT • 81.29 SQ M
(Including Garage)
Garage Area : 141 SQ FT • 13.09 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	

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.
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