



Northcroft Road, Ewell

The **PERSONAL** Agent

Price Guide £620,000

Freehold

- Extended Semi Detached House
- Covered Front Entrance + Entrance Hall
- Separate Living Room With Bay Window
- Stunning Open Plan Kitchen/Dining/Family
- Three Bedrooms
- Modern Family Bathroom
- Level Landscaped Rear Garden
- Fully Equipped Detached Studio/Home Office
- Attached Garage With Utility Area + Driveway
- Close to Local Shops, Schools and Train Links



A beautifully appointed and extended three bedroom semi detached house with driveway, attached workshop and landscaped level rear garden situated in a popular residential area close to Hogsmill Nature Reserve. Viewing Highly Recommended

This delightful property boasts modern and stylish living space with a separate living room with double glazed bay window to the front aspect, providing privacy to unwind after a long day.

A particular feature of this home is the stunning fully fitted kitchen with central island, complete with an open plan dining/ family room with bi-folding doors to a secluded garden. Imagine preparing delicious meals while chatting with loved ones in this inviting space.

With three bedrooms and a modern and stylish family bathroom, this home offers comfort and convenience in equal measure.

Step outside through the bi-folding doors and you'll find yourself in a level and secluded landscaped rear garden, ideal for enjoying a morning coffee or hosting summer barbecues. The garden also features a detached

studio/home office and a wooden shed. perfect for those who work from home or enjoy DIY projects.

In addition to the garden, this property also offers a driveway providing ample parking space. and an attached workshop with a separate utility area which adds to the practicality of this home.

Overall, this property on Northcroft Road is a true gem, offering a blend of modern amenities and classic charm. Don't miss the opportunity to make this house your home.

The accommodation; Covered front entrance, separate living room, open plan kitchen/dining /family room with bi-folding doors, three bedrooms, modern family bathroom, level landscaped rear garden, studio/home office, driveway, attached garage with utility area.

The picturesque Ewell Village is less than 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.

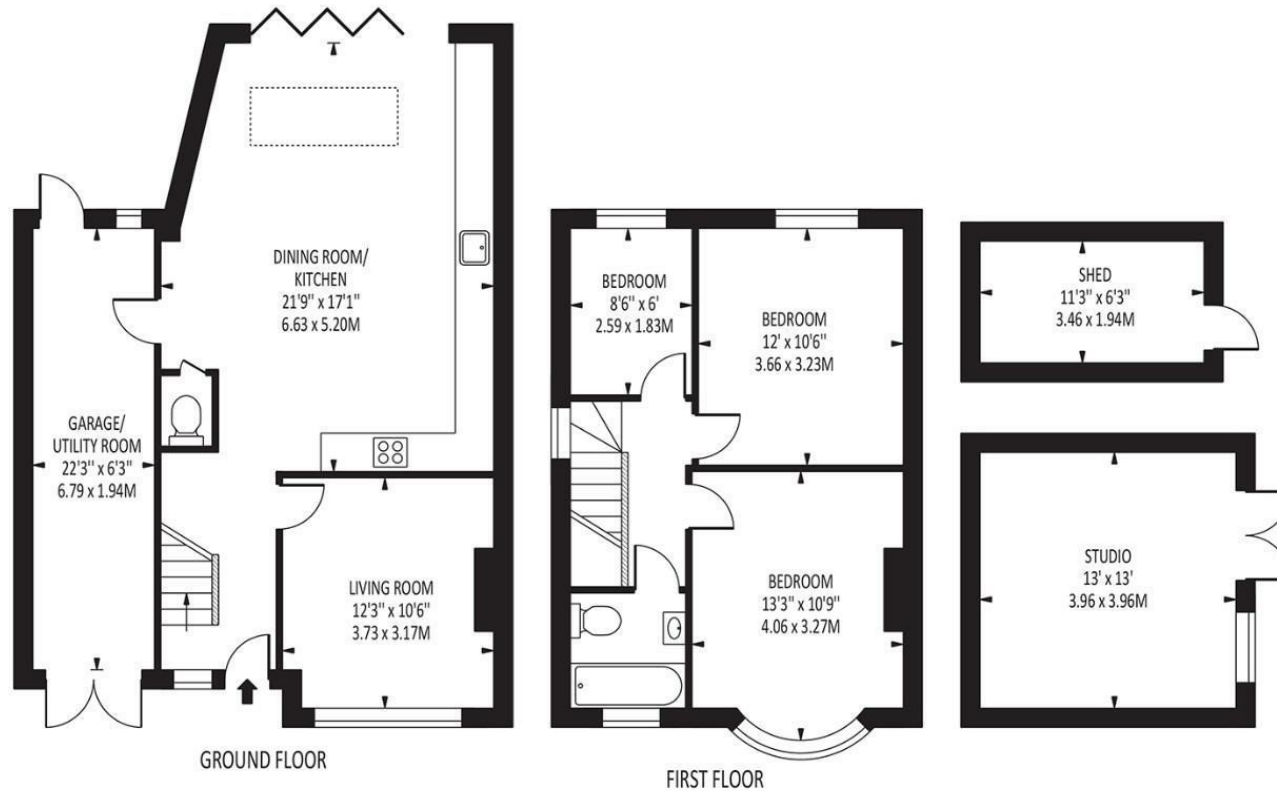




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Total Area: 1364 SQ FT • 126.76 SQ M
 (Including Shed, Garage/ Utility Room & Studio)
 Shed Area : 72 SQ FT • 6.71 SQ M
 Garage/ Utility Room Area : 142 SQ FT • 13.17 SQ M
 Studio Area : 169 SQ FT • 15.68 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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 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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