



The Drive, Ewell Court

The **PERSONAL** Agent

Price Guide £750,000

Freehold

- Stylish Detached Bungalow
- Spacious Entrance Hall
- L- Shaped Lounge/Dining Room
- Sun Lounge With Views Over Garden
- Modern Fully Fitted Kitchen
- Three Bedrooms or Two Plus Study
- Modern Bathroom
- Landscaped Rear Garden
- Block Paved Carriage Driveway
- Sought After Cul-De Sac



This stylish and beautifully appointed detached bungalow is located within a quiet and rarely available cul-de-sac that sits in the very heart of the ever popular Ewell Court.

Being offered to market with a complete chain, the property is approached via a smart, carriage driveway that provides ample off-road parking and of course, an incredible first impression.

The generous accommodation comprises of a spacious hallway with doors off to all rooms, an L-shaped sitting room with a separate dining area and access to a useful 3rd bedroom which can also be used as study or home office. Located towards the front of this home are two genuine double bedrooms

both with fitted wardrobe cupboards and there is a modern, smart bathroom suite.

The modern shaker style kitchen is integrated with appliances and complementary black granite worktops with a beautiful outlook over the garden and it links to the pleasant conservatory with French doors that lead out to the rear garden.

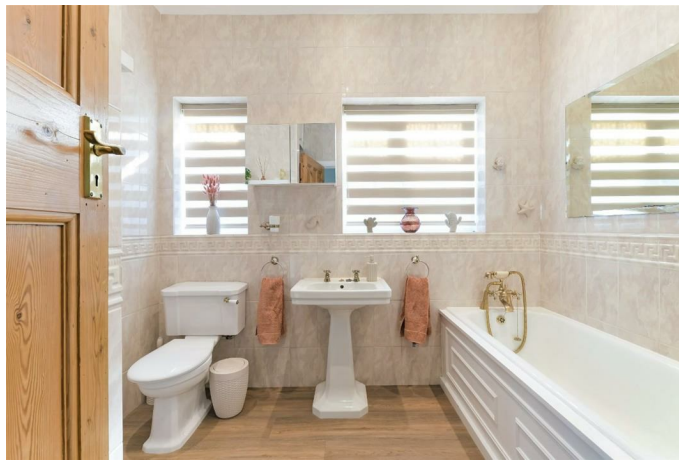
Outside the garden is beautifully landscaped with an expansive paved terrace and seating area leading to level lawn with flower beds stocked with plants and shrubs, as well as a paved pathway leading to a wooden shed.

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

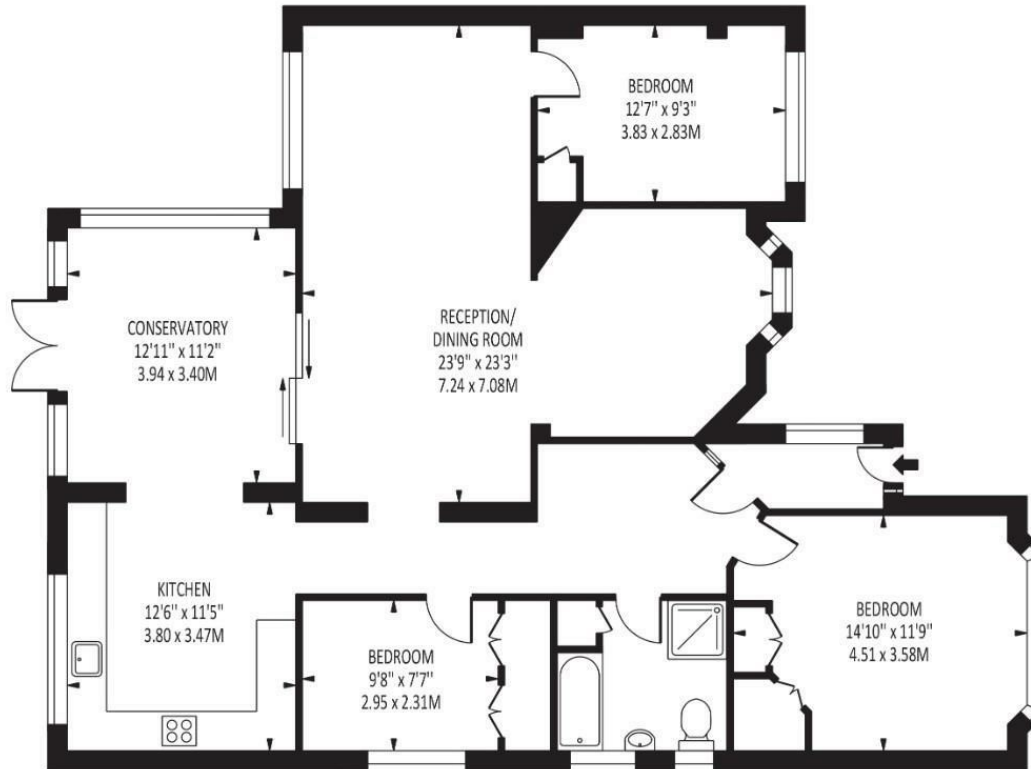




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Total Area: 1329 SQ FT • 123.48 SQ M



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) A			
(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	

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