



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.

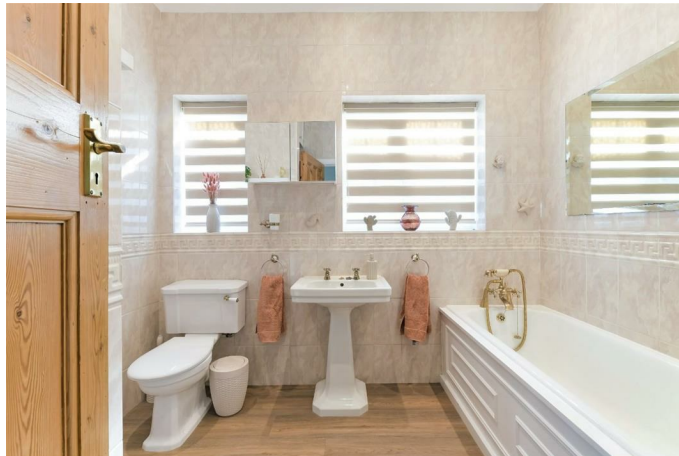
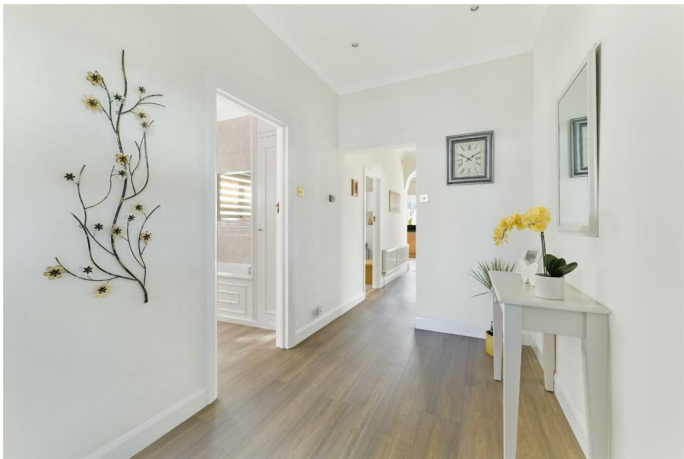
The modern shaker style kitchen is integrated with appliances and complementary black granite worktops with a beautiful outlook over the garden and it links to the pleasant conservatory with French doors that lead out to the rear garden.

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





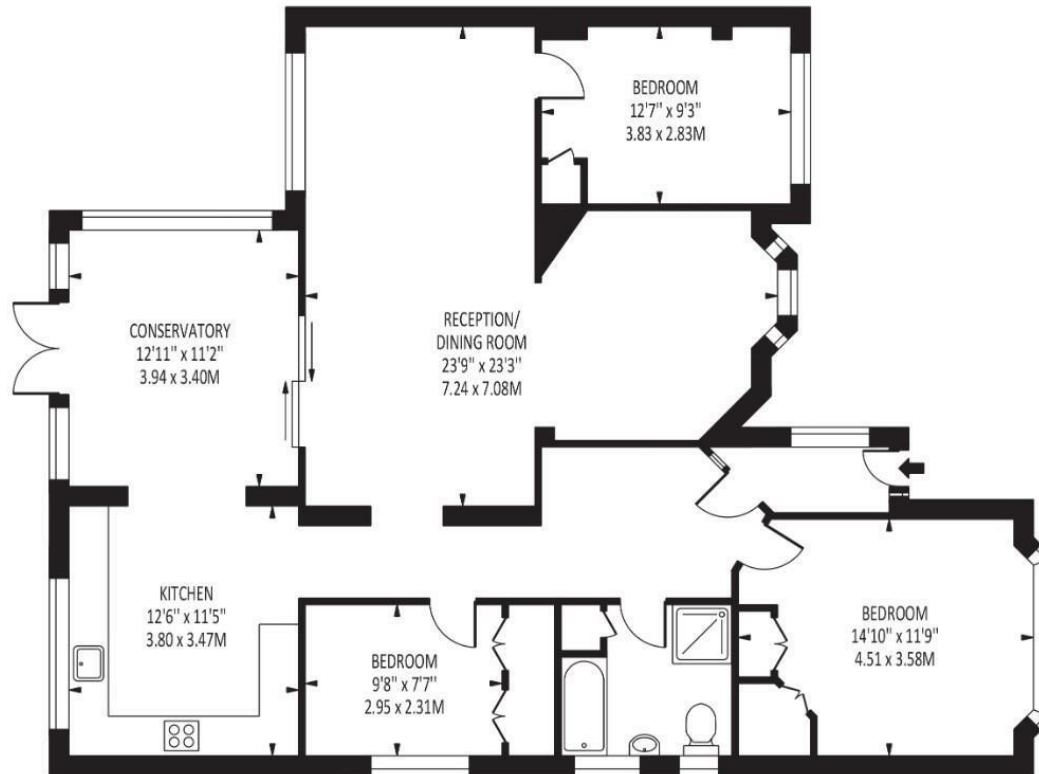




The **PERSONAL** Agent

## The Drive

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) <b>A</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		
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 333 699

### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**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.



