



Pams Way, Ewell

The **PERSONAL** Agent

Offers Over £600,000

Freehold

- Attractive Semi-Detached House
- Enclosed Entrance Porch
- Separate Living Room
- Spacious Kitchen/Dining/Family Room
- Three Bedrooms
- Modern Family Bathroom
- Blocked Paved Driveway
- Large Level Rear Garden
- Detached Home Office/Studio
- Popular Residential Area



A beautifully presented three bedroom semi-detached house with driveway and well established level rear garden with a detached home office/studio and adjoining workshop situated in popular residential area. Viewing Highly Recommended.

The property is approached via driveway providing off street parking for several vehicles leading to enclosed entrance porch with inner door to the entrance hall with stairs to the first floor landing, a handy downstairs cloakroom and doors off to all rooms.

To the front is a separate living room with a double glazed leaded light window and a feature fireplace which provides a nice focal point to the room.

A particular feature of the property is the modern and stylish fully fitted high gloss kitchen in white with seamless handles incorporating black granite effect worktops with matching splashbacks and range integrated kitchen appliances. This impressive room has been extended to provide ample living space for the whole family to enjoy with room for a large dining table and chairs and a fitted wooden seating bench with useful under unit storage

and double glazed windows, a ceiling lantern which flood the space with natural light and patios doors which leads out onto a large terrace and level and secluded rear garden.

On the first floor are three bedrooms consisting of two double bedrooms and the 3rd bedroom has been skilfully converted with a removable wooden ladder leading up to a cosy sleeping area accessed via a double loft hatch for easy access. The family bathroom has been remodelled with a matching contemporary style suite in white.

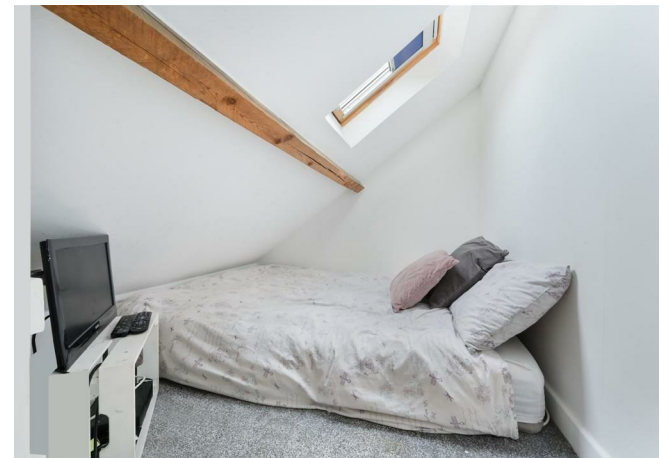
The large level rear garden is laid mainly to lawn with composite decking with plenty of space for relaxing and watching the kids play and a handy wooden bike store. A pathway takes you down to a large home office/studio, fully equipped with power and lighting with an adjoining workshop offering a versatile space for the kids to enjoy or for when working from home is required.

The accommodation briefly comprises; Enclosed entrance lobby, hallway, lounge, kitchen/dining room, three bedrooms, family bathroom, level rear garden, summer house, driveway.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is 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: - currently band 'E'





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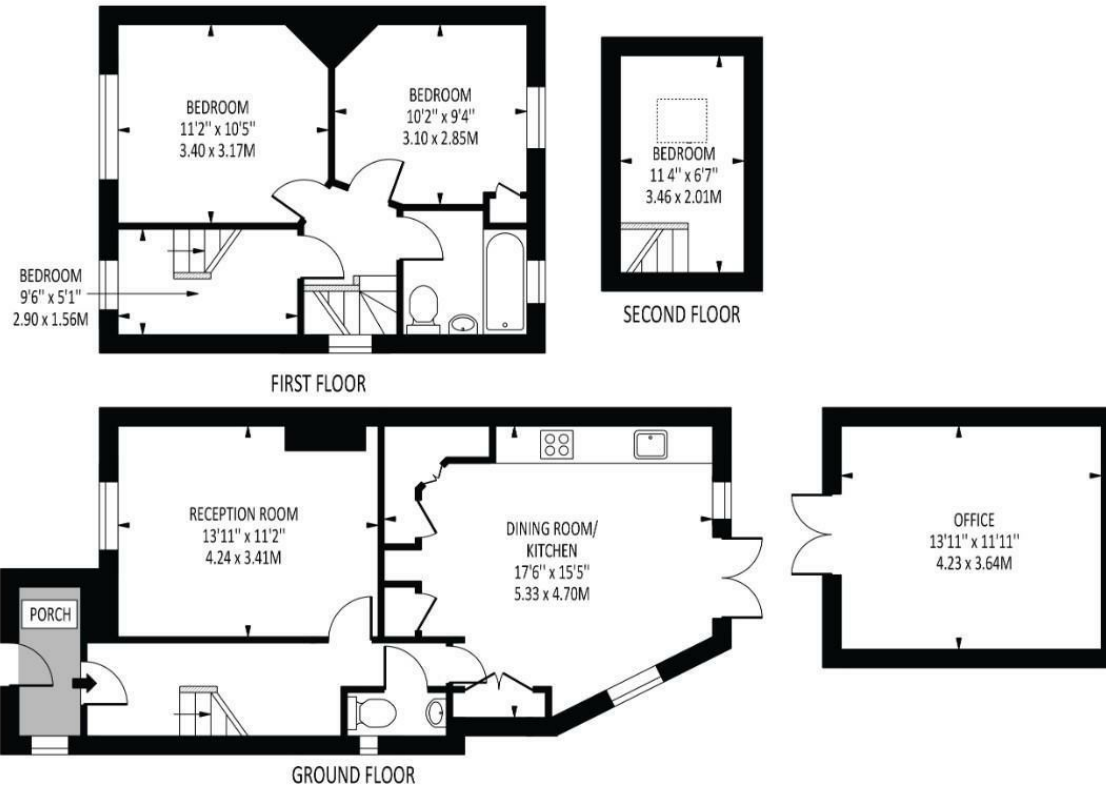


Pams Way

Total Area: 1081 SQ FT • 100.42 SQ M

(Including Office)

Office Area: 166 SQ FT • 15.40 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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