



Lansdowne Road, West Ewell

The **PERSONAL** Agent

# Guide Price £680,000

## Freehold

- Well presented detached bungalow
- Multiple recent upgrades throughout
- Stunning 23ft kitchen/dining room
- Spacious 19ft living room
- Two generous bedrooms
- Modern ensuite shower room
- Refitted main shower room
- Beautiful 107ft x 34ft rear garden
- Generous new block paved driveway
- Close to Country Park, Stations & Golf Course



Set within one of the area's most popular residential roads and just a short walk from Horton Country Park and Golf Club, this attractive detached bungalow has been the subject of multiple upgrades by our client and warrants immediate inspection to appreciate its well proportioned accommodation and generous garden.

As soon as you step foot into the welcoming entrance hall, the high level of finish is immediate and this fine home is beautifully presented with modern and stylish design touches that seamlessly blend with a traditional and homely feel.

The light Oak flooring, recessed halogen lighting and Oak doors all help provide a great first impression and from the central entrance hall you have access to all of the rooms.

The heart of this home is undoubtedly its stunning kitchen/dining/family room which measures an impressive 23ft

x 22ft and enjoys so much natural light with its two huge glass atriums, along with direct access to its gardens.

The separate living room links and opens up directly to the dining room, making it the perfect space to relax in, but equally as flexible for social occasions and entertaining, which is something that isn't usually associated with bungalows.

There are two impressive double bedrooms, one of which enjoys a modern ensuite shower room and then to top it all off, there is a recently refitted shower room with quality fittings and underfloor heating.

The garden is a real stand out feature for this home, measuring 107ft x 34ft and enjoying plenty of privacy. Not only has the garden been beautifully cared for but it also provides significant potential with space to create a detached workshop or studio at the end of the plot without compromising the feel of the garden, as well as huge scope to extend this home further, in

line with many of the other homes on the road STPP.

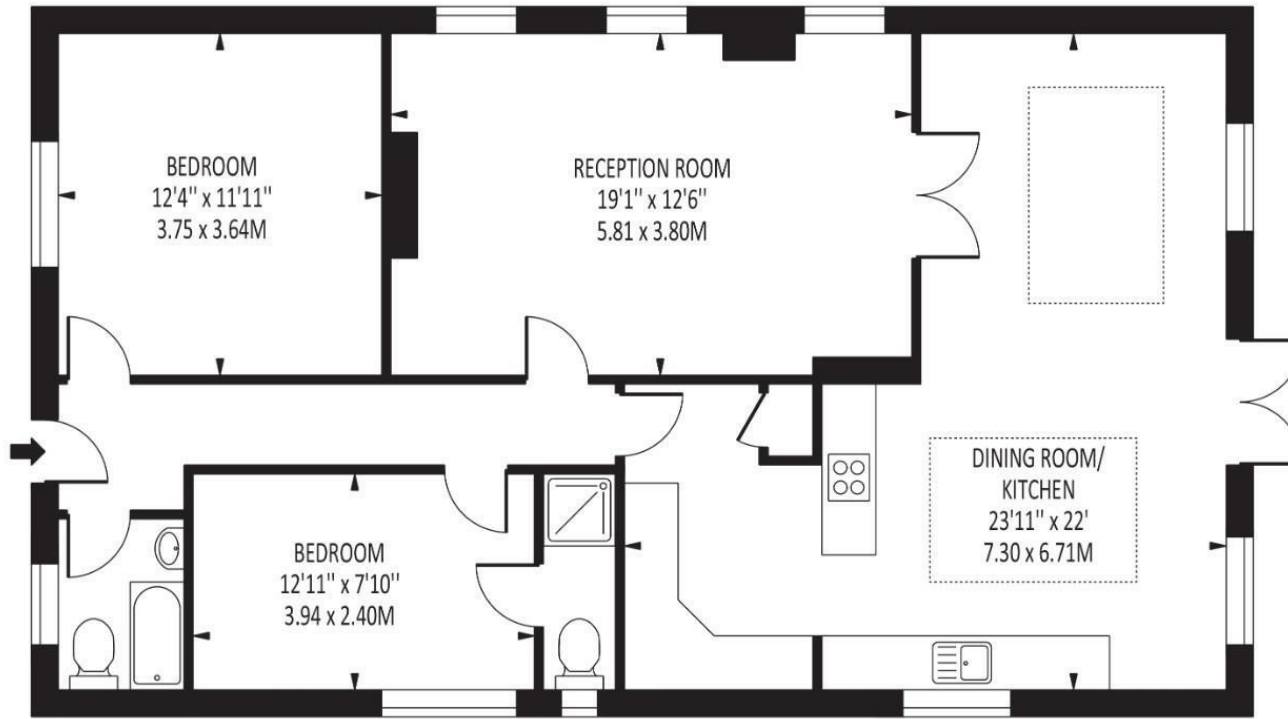
Noteworthy upgrades to mention within the last 2 years include a new main roof, new flat roof, replaced block paved driveway with ample off street parking and gated access to the side, refitted shower room, creation of the ensuite shower room and new light oak flooring.

Lansdowne Road is conveniently located for bus routes to Epsom, Surbiton & Kingston plus the property is situated less than a mile from Ewell West Station, providing a direct link to London Waterloo. Horton Country Park is less than half a mile from the property where visitors can enjoy cycling, dog walking, golf and many more activities, and Hogsmill Riverside is also nearby.

Tenure - Freehold  
Council Tax Band - E







GROUND FLOOR

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>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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