



Francis Close, Ewell

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- No ongoing chain
- Located at the head of a cul de sac
- Southerly facing 70ft x 30ft garden
- Generous plot of 0.13 of an acre
- Well positioned detached bungalow
- Driveway & detached garage
- Two spacious double bedrooms
- Impressive central entrance hall
- Double aspect living room
- Huge scope to customise or extend STPP

Set at the head of a quiet and popular cul-de-sac, this deceptively spacious detached bungalow is offered to the market with no ongoing chain, as well as being just a short walk from the Hogsmill nature reserve too.

The property sits on a bold, Southerly facing plot of 0.13 of an acre and provides truly flexible accommodation, so whether you are wanting to downsize but not downgrade, or you are a professional couple or a young family looking for a home that you can place your own stamp on, this property offers something for everyone with its truly versatile accommodation.

The option to really put your own stamp on this home provides the perfect opportunity for a buyer to create exactly what they want with huge scope to extend STPP. However, the already spacious and well balanced layout, along with the secluded 70ft wide by 30ft in depth Southerly facing garden should not be overlooked, as well as the fact that many of these homes on the road have been heavily extended, both on the ground floor and into the loft space to create further bedrooms if desired.



From the entrance hallway there is access to a truly impressive central reception hall which creates such a great first impression and is the perfect space to welcome guests. There is a spacious, double aspect living room that really is the hub of the home, two genuine double bedrooms, a spacious kitchen with its own door to the side and a family bathroom.

Further noteworthy points to mention include a secluded Southerly facing rear garden that measures 70ft x 30ft with a side plot that is primed for extension (subject to the usual planning consents) and a frontage that provides a driveway with off street parking for two cars and a garage.

The need to view this property to fully appreciate the wonderful position and opportunity it offers cannot be overlooked as at first glance you simply cannot appreciate its offerings, once inside the flexible layout as well as the potential it offers will make you think more than twice about securing and placing your own stamp on this home.

Francis Close is a quiet residential cul-de-sac that is equidistant to Ewell & Tolworth town centre and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolworth mainline station (approx. 17 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

Tenure - Freehold
Council tax band - E



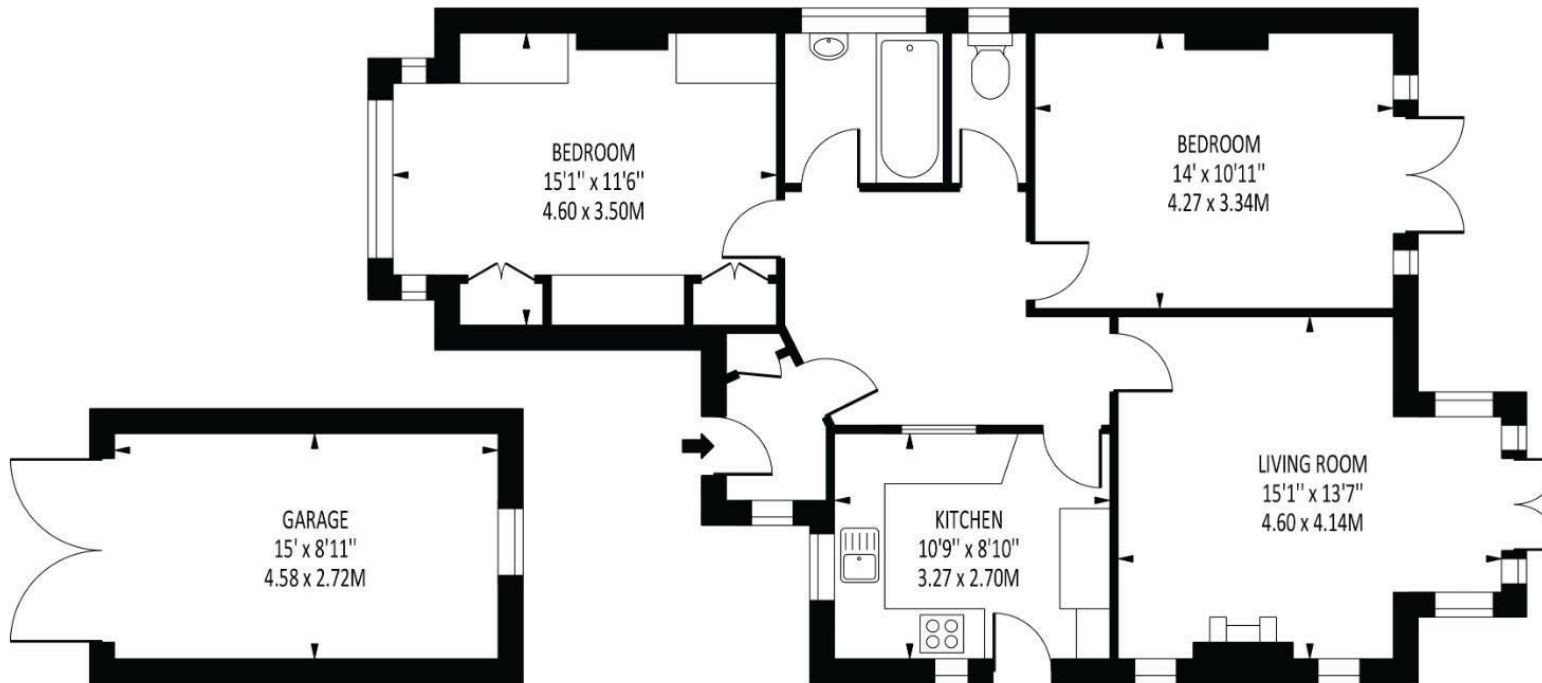


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Francis Close

Total Area: 923 SQ FT • 85.76 SQ M
(Including Garage)
Garage Area : 134 SQ FT • 12.46 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		79
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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