



Chessington Road, Ewell

The **PERSONAL** Agent

# Price Guide £745,000

## Freehold

- Deceptively Spacious Detached Bungalow
- Three Double Bedrooms
- Stunning Extension With Bi-Folding/French Doors
- Open Plan Kitchen/Dining/Living Room
- Ensuite To Master Bedroom
- Separate Shower Room
- Planning Permission For Loft Conversion
- Gated Driveway and Detached Garage
- Level Landscaped Rear Garden
- Modern and Contemporary Layout



A deceptively spacious three bedroom detached bungalow with stunning rear kitchen extension and planning permission granted for a loft conversion occupying a level position with gated off road parking and detached garage. Viewing Highly Recommended.

One of the highlights of this bungalow is the stunning rear kitchen extension, featuring impressive bi-folding and French doors that seamlessly connect the indoor and outdoor spaces, perfect for enjoying al fresco dining or simply basking in the natural light.

With a total of 1471 sq ft to call your own, this property is a rare find that combines 1930's charm with the comforts of modern living. Don't miss the chance to make this bungalow your new home sweet home in Ewell.

This beautiful home has been modernised to a high standard with a large entrance hall with doors off to three generously sized bedrooms, providing ample space for a growing family or visiting guests and a spacious family bathroom.

To the rear is a stunning six metre extension incorporating a fully fitted kitchen with a range of floor and wall mounted units and matching central island, offering open plan living space with bi-folding doors over looking and leading to the rear garden, and a dining and lounge area providing plenty of space for entertaining friends or relaxing with the family.

The level lawned rear garden has been landscaped with a raised feature fish pond and a handy detached garage/workshop which is accessed via a driveway with wrought iron double gates

The property is situated within a mile of Ewell Village which

offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres.

In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London. For those wanting to enjoy outside activities, the property is close to Horton Country Park with its hundreds of acres of woodland and bridle paths and also close to the Hogsmill Nature Reserve.

Tenure: Freehold  
Council Tax: Currently Band 'E'



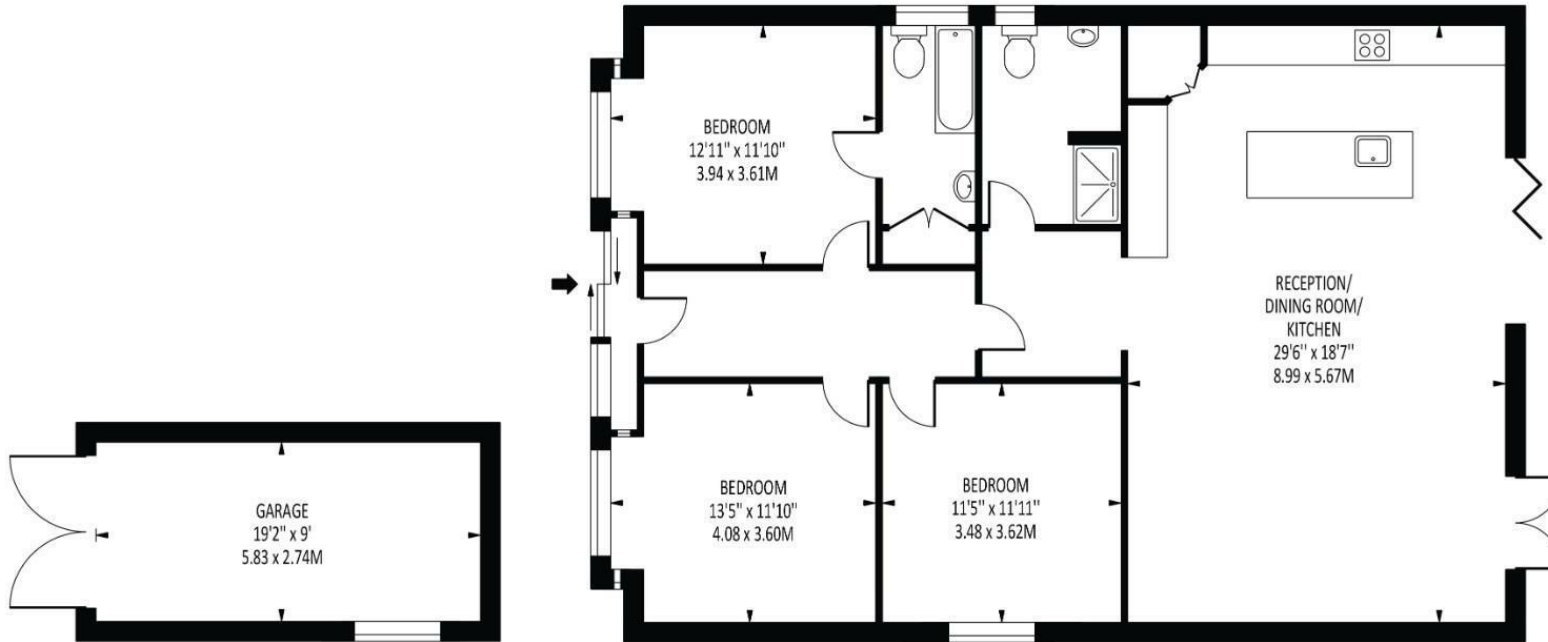


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### Chessington Road

Total Area: 1471 SQ FT • 136.67 SQ M  
(Including Garage)  
Garage Area : 172 SQ FT • 15.97 SQ M



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Disclaimer: For Illustration Purposes only

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