



Bradford Drive, Ewell

The **PERSONAL** Agent

Offers In Excess Of £655,000 Freehold

- Beautifully presented semi-detached home
- Impressive 18ft x 16ft kitchen/dining room
- Bay fronted living room
- Modern downstairs shower room
- Three well proportioned bedrooms
- Generous family bathroom
- 75ft private rear garden with detached store
- Driveway with parking for two cars
- Popular Residential Area In Ewell Court
- Close To Outstanding Schools & Transport Links.

Set within one of Ewell Courts most popular residential roads and just a short walk from the Hogsmill Nature Reserve, this attractive semi-detached home 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 stylish and tasteful finish is immediate and this fine home is beautifully presented with modern design touches that seamlessly blend with a traditional and homely feel.

The light Oak style flooring throughout the ground floor along with halogen downlighters and the brilliant layout all help provide a great first impression and from the entrance hall you have access to both of the reception spaces.

At the heart of this fine home is the kitchen/dining/family room and it's a stunning space. Measuring 18ft x 16ft it really is the



perfect entertaining area and great for day to day family life.

The modern shaker style kitchen has a wonderful feel to it with solid Oak worktops and has been cleverly designed with practicality in mind, this area links to the dining and family space which also links to the garden via bi-fold doors. The bay front living room is a great size too and a nice space to retire to of an evening and the ground floor is completed by a modern shower room with vaulted ceiling.

On the first floor there are three well proportioned bedrooms and a large family bathroom with Jack and Jill sinks. To the front is a useful built-in storage cupboard which is great for the buggy or bikes as well as a driveway with ample parking, and to the rear is a 75ft x 26ft garden which also benefits from a detached store with power and light, which could become a brilliant work from home office or a den for the kids.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell

West & Ewell East main line stations all 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 and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

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 and has resided in the past of catchment areas of both Glyn boys and Rosebery girls school.

Tenure - Freehold
Council tax band - E



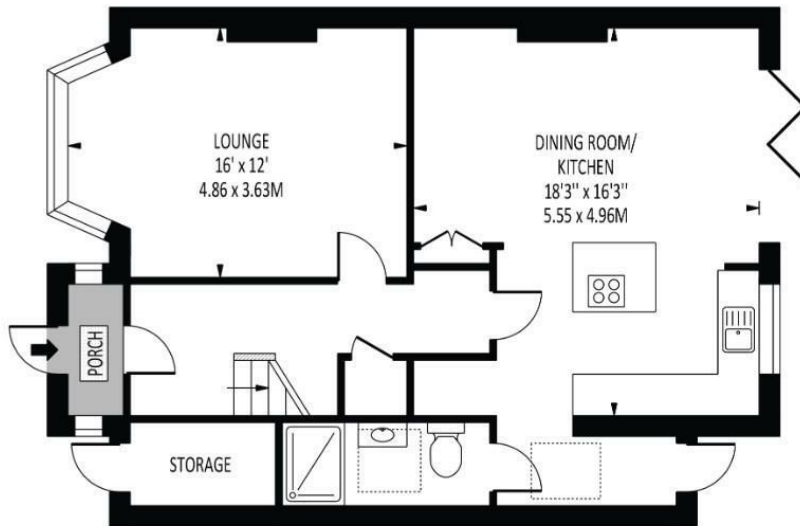
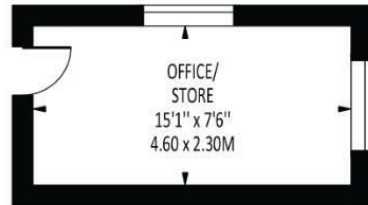


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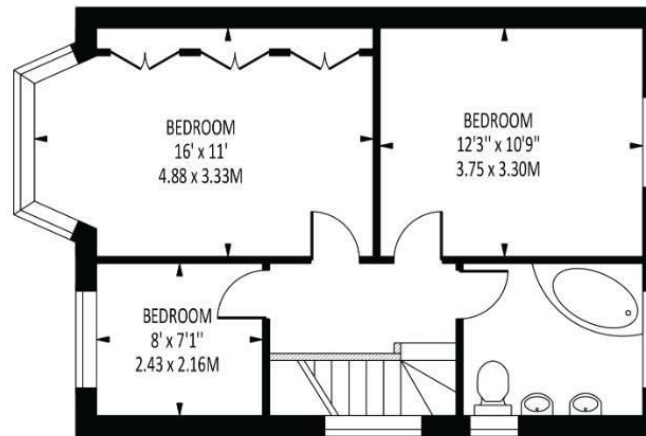


Bradford Drive

Total Area: 1290 SQ FT • 119.83 SQ M
(Including Office, Store & Storage)
Office & Store Area: 114 SQ FT • 10.58 SQ M



GROUND FLOOR



FIRST 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) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(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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Banstead, Surrey, SM7 2NS
01737 333 699

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The
PERSONAL
Agent

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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.

