



Castle Avenue, Ewell

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Heart of the desirable Nonsuch Estate
- 2162 sq ft detached family home
- Five nicely proportioned bedrooms
- 24ft x 18ft kitchen/dining/family room
- Bay fronted living room
- Utility room incorporating W.C & shower
- Stylish & modern family bathroom
- 96ft x 35ft garden with detached studio
- Generous driveway with parking & garage
- Short walk from Station & Nonsuch Park

The Personal Agent are proud to present this cleverly and sympathetically extended detached family home, situated within a popular and rarely available road on the requested Nonsuch Estate. This fine family home provides generous accommodation and space totalling 2162 sq. ft and warrants immediate inspection to appreciate all it has to offer.

The property is within close proximity of the historic Nonsuch Park located at the top of the road and offers truly flexible and spacious accommodation that still retains scope to extend into the loft or convert the garage if desired.

The location is fantastic with easy access to the country park with its bridle paths, green protected open space and easy access to David Lloyd leisure centre, and is within the catchment area for several 'outstanding' Ofsted rated schools as well as Ewell East & Ewell West railway stations with fast links to London Victoria & Waterloo.

There is the welcoming central entrance hall which has a wonderful feel that provides a great first impression and links to



accommodation that flows perfectly and makes the most of the natural light.

The ground floor provides a stunning bay fronted living room with plantation shutters, there is a 24ft x 18ft kitchen/dining room that is a fantastic entertaining space for the entire family with its bi-fold doors that link to a large terrace that overlooks the expansive 96ft x 35ft much loved mature rear garden. From a practical sense there is a large utility/boot room that also incorporates a shower and W.C, making it easy to throw the kids straight in there after rugby practice or perhaps a muddy dog walk over the park.

The first floor is just as impressive with five very nicely proportioned bedrooms, four of which are genuine double rooms, all served by a modern family bathroom. There is also a garage and a large driveway too, not to forget the 23ft x 14ft detached garden cabin, which would make the ultimate teenagers den, home gym or the perfect private office space and this space of the home is just waiting for the new owner to customise and place their own stamp on it.

The highly desirable nearby Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538.

Popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course access to Ewell East station which links to London Victoria & London Bridge taking approximately 40 minutes & Ewell West station providing easy access to London Waterloo via Wimbledon which typically takes approximately 30 minutes.

Early viewing highly recommended. Sole agent.

Tenure - Freehold
Council tax band - G

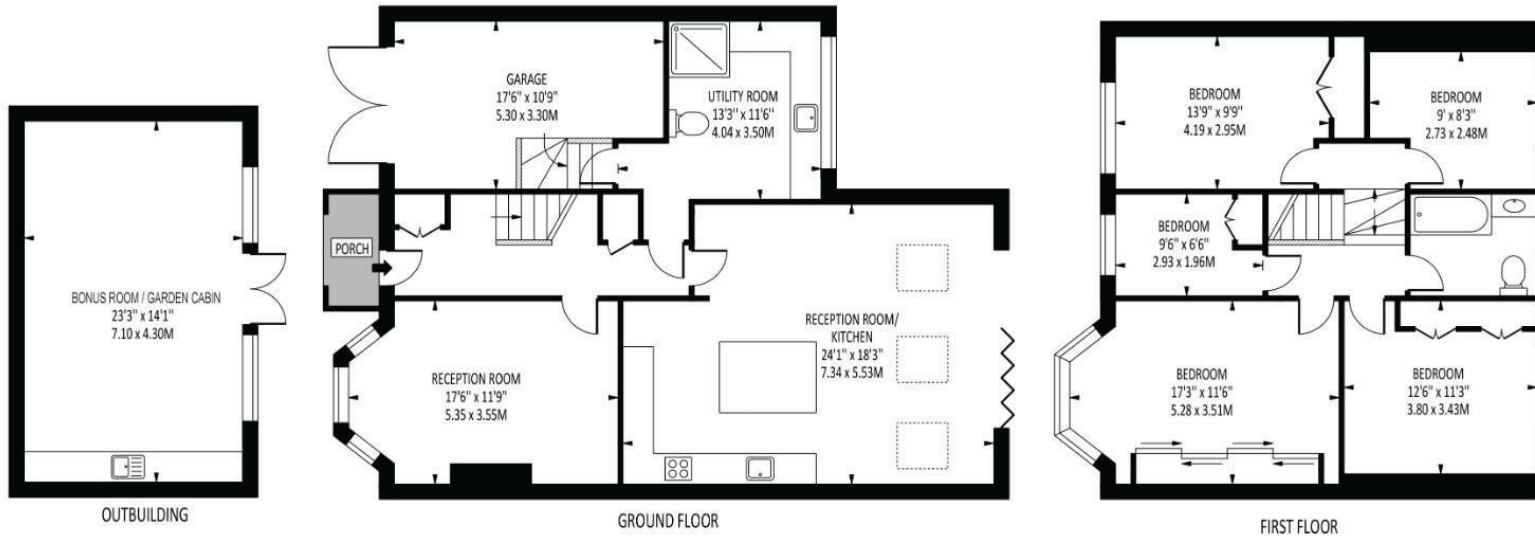




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Castle Avenue

Total Area: 2162 SQ. FT • 200.87 SQ. M
(Including Outbuilding & Garage)
Outbuilding Area: 329 SQ. FT • 30.53 SQ. M
Garage Area: 177 SQ. FT • 16.49 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		83
(69-80) C		
(55-68) D		
(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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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.

