



Chessington Road, Ewell/Chessington

The **PERSONAL** Agent



# Price Guide £680,000

## Freehold

- Attractive Detached Bungalow
- Welcoming Entrance Hall
- Spacious Living Room
- Sun Lounge With Bifold Doors
- Stylish Fully Fitted Kitchen
- Three Double Bedrooms
- Modern Family Bathroom
- Well Established Level Rear Garden
- Ample Off Road Parking
- Close to Good Schools and Transport Links

This extremely attractive and immaculately presented detached bungalow offers well balanced accommodation, a level south west facing rear garden with a detached workshop and a generous off road parking to the front and rear.

The property itself enjoys an incredibly well balanced layout alongside huge potential to extend into the 38 ft x 24 ft loft STPP if desired. So, when you couple the generous space it provides with the numerous stand out features, such as large room sizes and high ceilings finding a more impressive home within this location will be a very difficult task indeed.

The property is located on the borders of Ewell and Chessington within the catchment of many fantastic local primary and secondary schools and located within a short walk of the town centre and the railway station with its regular services to London Waterloo.



As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with hardwood flooring that provides the best first impression. The accommodation flows perfectly and makes the most of the natural light with arguably the star of the show being the impressive sun lounge with bi-fold doors to the rear garden to create a large bright space which is perfect for entertaining and day to day life and access to a modern fully fitted kitchen.

There is a wonderful living room to the rear of the property which is a super size within its own right and from a practical sense there are three double bedrooms and a large family bathroom.

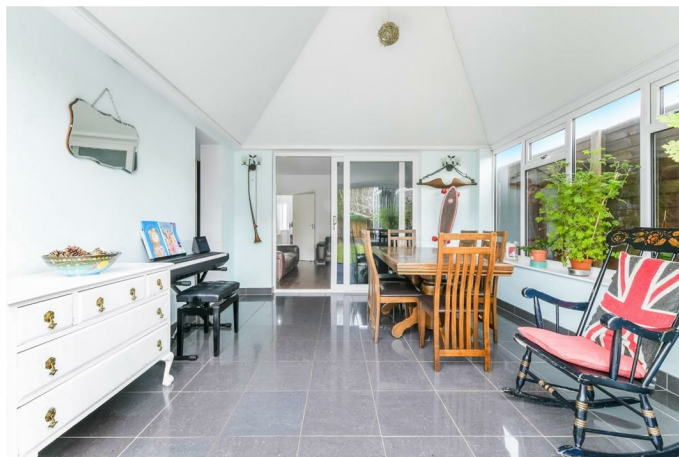
Outside the rear garden is laid mainly to lawn with gated vehicular access to the rear providing secure off road parking leading to a handy detached workshop.

The property is situated 0.6 mile of Chessington North a 1.5 mile of West Ewell station and 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'









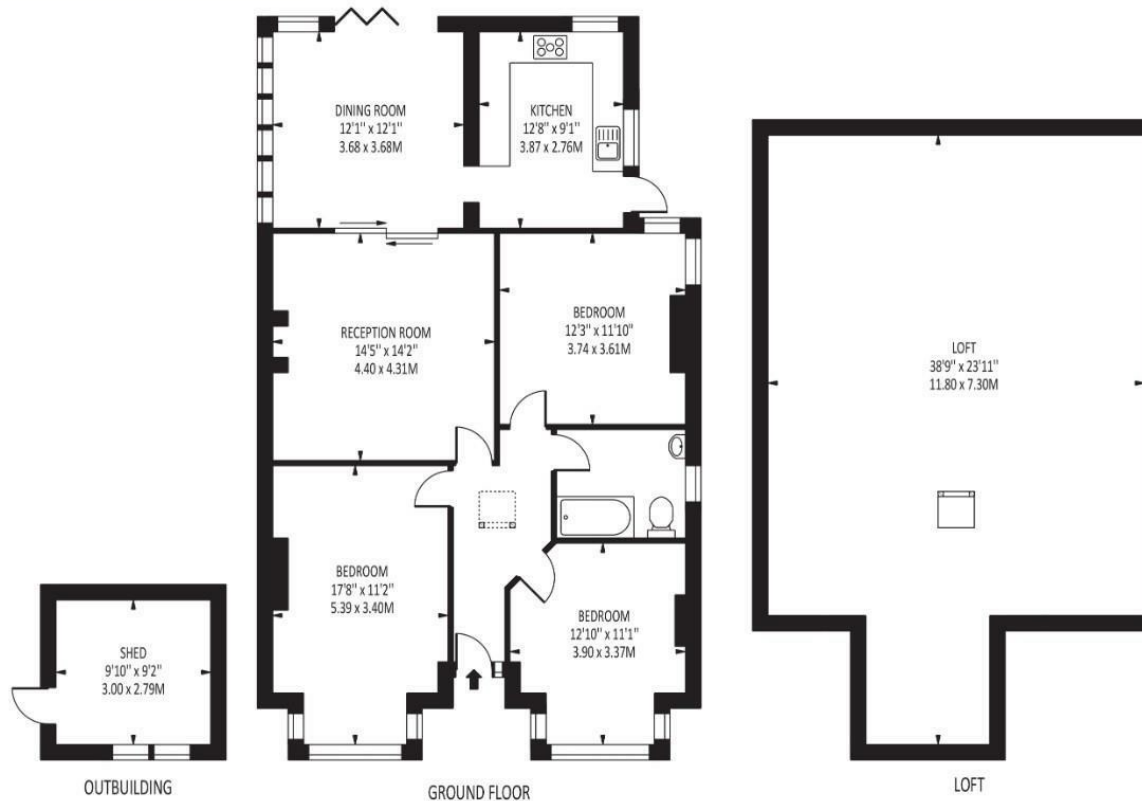
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## Chessington Road

Total Area: 1972 SQ FT • 183.21 SQ M  
(Including Shed)

Shed Area : 90 SQ FT • 8.37 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) <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 |         |                            |
| England & Wales                             |         | EU Directive<br>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.



