



Huntsmoor Road, Ewell

The **PERSONAL** Agent

Price Guide £535,000

Freehold

- Deceptively Spacious End Of Terrace House
- Entrance Lobby and Hallway
- Double Aspect Lounge/Dining Room
- Well Fitted Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom and En-Suite To Master
- Plantation Shutters to Front of the Property
- Well Established Front and Rear Gardens
- Garage with Electric door En-Bloc
- Plus off Road Parking for an additional Two Cars

A stylish three bedroom end of terrace house with pretty, well established gardens and the added benefit of a side entrance and off street parking at the rear of property for three cars.

The property is beautifully presented throughout and is accessed via a spacious entrance lobby which leads to an inner hallway with stairs to the first floor landing.

The hallway leads to a bright and airy double aspect lounge/diner which is further enhanced by a feature fireplace creating a warm and inviting atmosphere. The spacious dining area benefits from direct access to the rear garden via patio doors.

From the dining room a door leads to a well fitted kitchen providing a sleek and functional space for all your culinary needs. There is a built-in washing machine, dishwasher and free standing fridge and freezer. Plus, the added



benefit of a professionally installed water softening system, Brita tap and a Worcester Bosch combi boiler fitted 2021 with Nest controls.

On the first floor, the bright and airy master bedroom has fully fitted wardrobes to one wall, a lovely deep bay window adding lots of light and a spacious en suite bathroom with oversized shower cubicle.

There is a further two double bedrooms and a family bathroom, airing cupboard and loft access. You step outside into the easy to maintain lawned rear garden, where you can enjoy the sunshine for most of the day during the summer. To the side of the house is a handy side entrance for access and to hide away your wheelie bins etc.

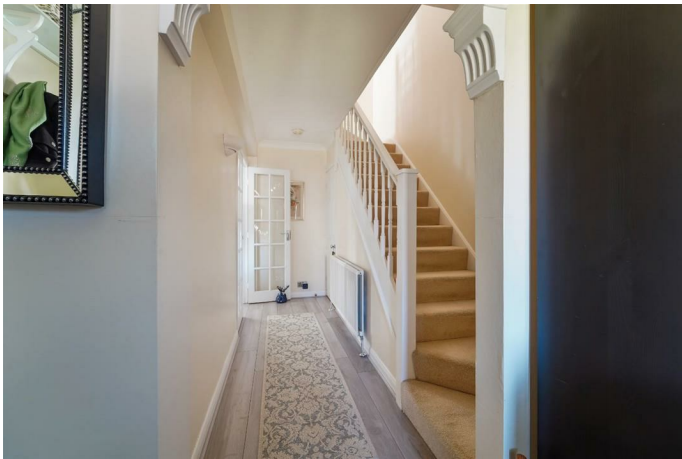
A gate at the end of the garden leads to off street parking for two cars plus a garage en bloc with a handy electric door The

property is situated towards the end of a popular no through road and a viewing is highly recommended to fully appreciate what this stylish home has to offer.

This home would suit downsizers looking for low maintenance 'turn key' property, first time buyers or as a lucrative rental investment property.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally Ewell is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold
Council tax band - D





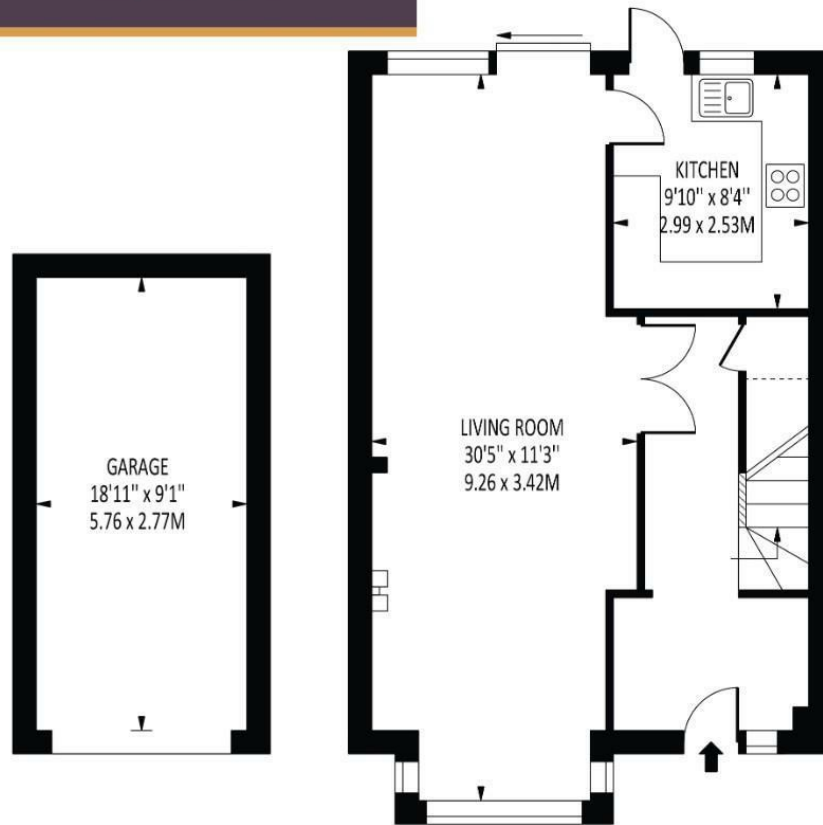
The **PERSONAL** Agent

Huntsmoor Road

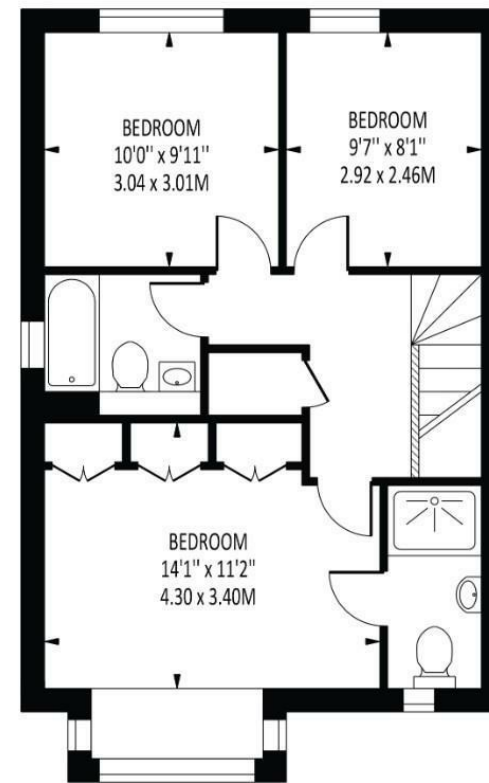
Total Area: 1227 SQ FT • 113.99 SQ M

(Including Garage)

Garage Area : 172 SQ FT • 15.96 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		84
(81-91) B		
(69-80) C	72	
(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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

