



Ewell By Pass, Stoneleigh

The **PERSONAL** Agent

Price Guide £725,000

Freehold

- Stunning Five Bedroom Semi Detached House
- Spacious Entrance Hall
- Downstairs Cloakroom and Study/Bedroom Five
- Separate Lounge With Bay Window
- Modern Fully Fitted Kitchen
- Open Plan Dining/Family Room
- Master Bedroom With Ensuite
- Three Further Double Bedrooms
- Family Shower Room
- Landscaped Garden and Private Driveway

The Personal Agent are delighted to offer this beautifully presented four/five bedroom semi detached chalet style family home, offering an impressive 1546 sq ft of living space with a private driveway with parking two cars and level and secluded landscaped rear garden. Viewing Highly Recommended.

Some of the standout features include a large open plan fully fitted kitchen with dining/family room and patio doors leading out to a level and secluded landscaped rear garden.

As you enter the home you are greeted by a spacious entrance hall with a handy downstairs W.C and there are three independent reception rooms; a living room with feature fireplace, a study/home office which can also be used a fifth bedroom and a stunning open plan



family/dining room, opening to a modern fully fitted kitchen providing a choice of social spaces for the whole family to enjoy.

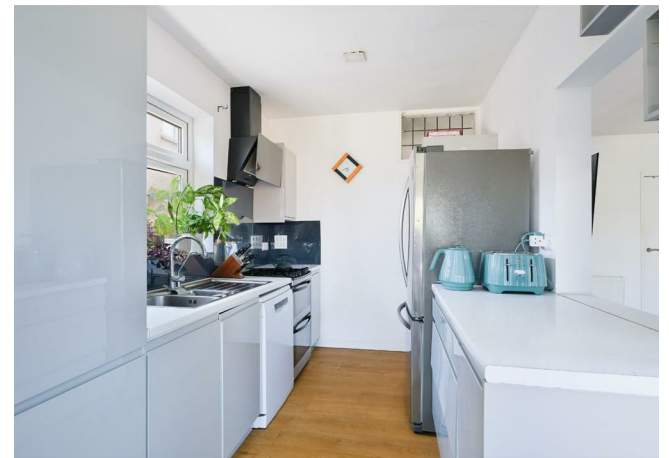
The master bedroom benefits from a luxurious ensuite bathroom providing sanctuary and space for rejuvenation and there are three generously sized double bedrooms, which are complemented by a separate shower room consisting of a double walk-in shower.

Outside the rear garden has been beautifully maintained and features a large paved terrace seating area which leads to level lawn and a large wooden timber shed and a covered alfresco dining area perfect for all year round barbecues and spending time with family and friends.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold
Council Tax Band - E



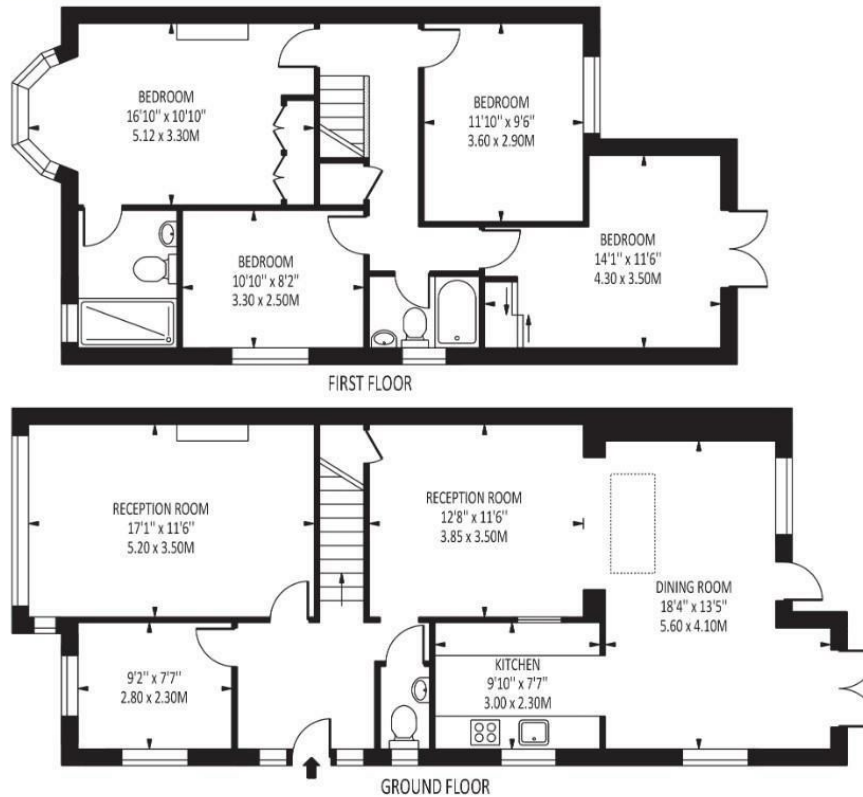


The **PERSONAL** Agent



Ewell Bypass

Total Area: 1546 SQ FT • 143.61 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		
(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

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.

