



Derek Close,

The **PERSONAL** Agent

Guide Price £525,000

Freehold

- Semi Detached House
- Three Bedrooms
- Private Driveway and Detached Garage
- Entrance Lobby and D/s Cloakroom
- Spacious Lounge
- Separate Dining Room
- Fully Fitted Kitchen
- Family Bathroom
- Quite Cul-De-Sac Location
- Prime Corner Position

A modern three bedroom semi detached with detached garage and private driveway, occupying a tucked away corner position in a small and exclusive cul se sac. The property benefits from a beautifully maintained level and secluded rear garden and the property sides onto Bonesgate nature reserve.

The property is well presented and is accessed via an entrance lobby with a handy downstairs cloakroom which leads to a separate lounge creating a cosy and inviting atmosphere. From here the dining room benefits from direct access to a pretty and secluded level rear garden via a patio door and the kitchen is fully fitted, providing a sleek and functional space for all your culinary needs and handy access to the outside.



On the first floor is a landing with access to an airing cupboard and loft and there are two double bedrooms and good sized single, all serviced by a family bathroom

You step outside on to a pretty 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 access to a detached garage via a private drive. The property is situated at the end of a popular cul-de-sac and a viewing is highly recommended to fully appreciate what this lovely 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.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

Nearby Epsom 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. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E

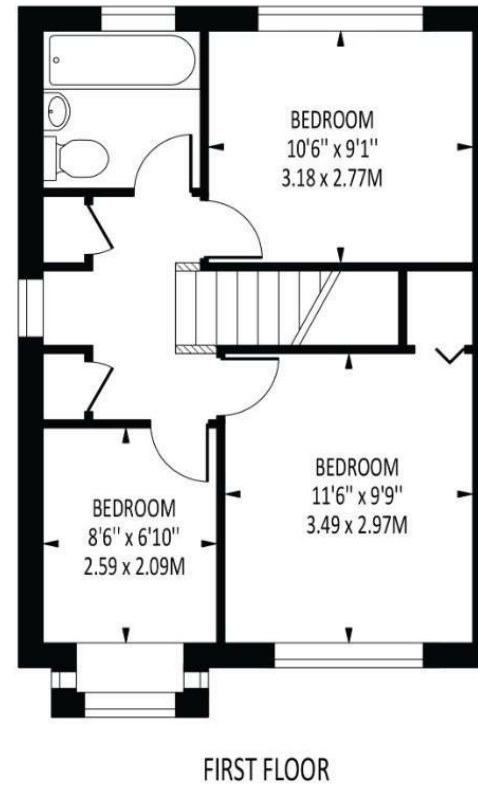
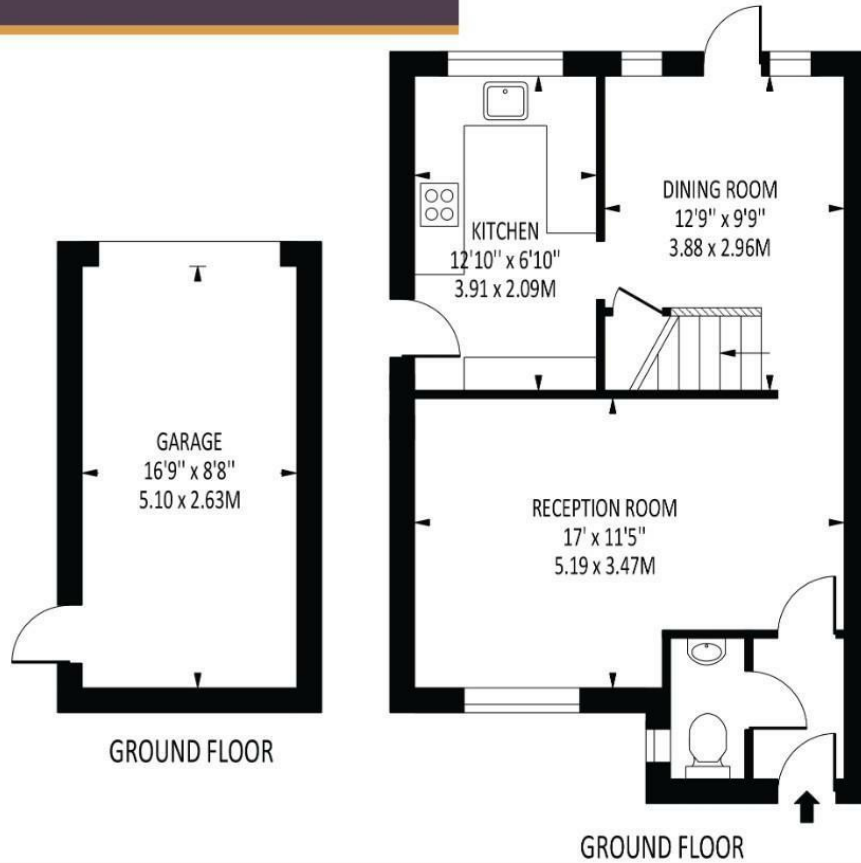




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Total Area: 1004 SQ FT • 93.31 SQ M
(Including Garage)
Garage Area : 144 SQ FT • 13.41 SQ M



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		86
(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

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