



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

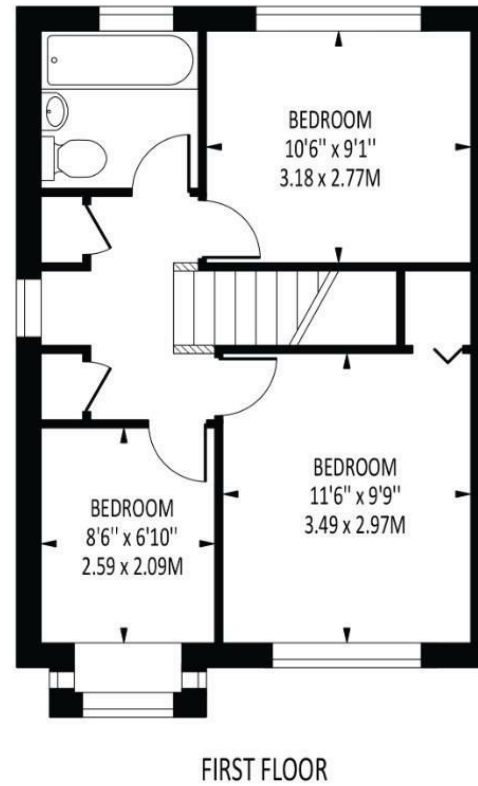
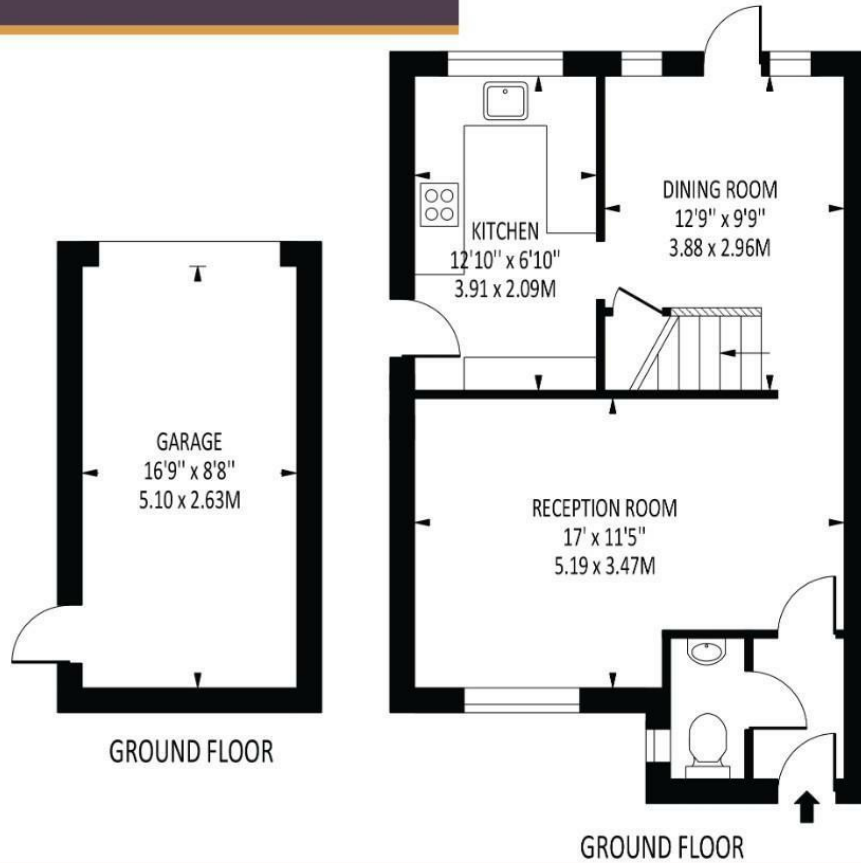




The **PERSONAL** Agent

Derek Close

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		
68		
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.

