



Kingston Road, Ewell

The **PERSONAL** Agent

Price Guide £650,000

Freehold

- Stylish Semi Detached Family Home
- Three/Four Bedrooms
- Entrance Hallway and D/s Cloakroom
- Lounge with Wood Burning Stove
- Separate Dining Area With Bifold Doors
- Kitchen/Breakfast Room
- Study/Bed Four
- Family Bathroom Plus Separate Shower Room
- Well Established Corner Position
- Detached Garage and Private Driveways

A stylish four bedroom semi detached family home offering generously sized living space of 1692 sq ft which includes a detached double garage and private driveways providing ample off road parking for several vehicles. The house occupies a bold corner position and an internal viewing is advised to fully appreciate what this fine home has to offer.

This beautifully appointed house has been the subject of multiple upgrades by our client and warrants immediate inspection to appreciate its well proportioned and versatile accommodation and generous corner plot.

As soon as you step foot into the welcoming entrance hall, the stylish and tasteful finish is immediate and this fine home is beautifully presented with modern design touches that seamlessly blend with a traditional and homely feel.

The modern oak style flooring and the brilliant layout all help provide a great first impression and from the entrance hall you have access to a handy downstairs cloakroom.



At the heart of this fine home is the kitchen/breakfast measuring 16'9 ft x 10'3 ft and really is the perfect entertaining area and great for day to day family life. The modern shaker style kitchen has a wonderful feel to it with contrasting worktops and has been cleverly designed and practicality links to the garden via large patio doors.

The living room is a great size too and a nice space to retire to of an evening cosying up in front of the wood burning stove and in the adjoining dining room there is plenty of space for a large dining table and chairs with bifold doors which lead to a paved terrace seating area and the rear garden.

The ground floor is completed by a useful study/family room which can also be used as a fourth bedroom and is located directly opposite a handy downstairs cloakroom.

On the first floor there are three well proportioned bedrooms and a large family bathroom and separate walk-in shower. To

the front is a driveway with parking and to the rear is a level rear garden which also benefits from a detached garage with power and light perfect for budding mechanics or motor enthusiasts, which could become a brilliant work from home office or a den for the kids. You access the garage via a private driveway off Francis Close through secure wooden double gates.

The property is located equidistant to Ewell & Tolworth town centre and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolworth mainline station (approx. 17 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

Tenure - Freehold
Council tax band - D





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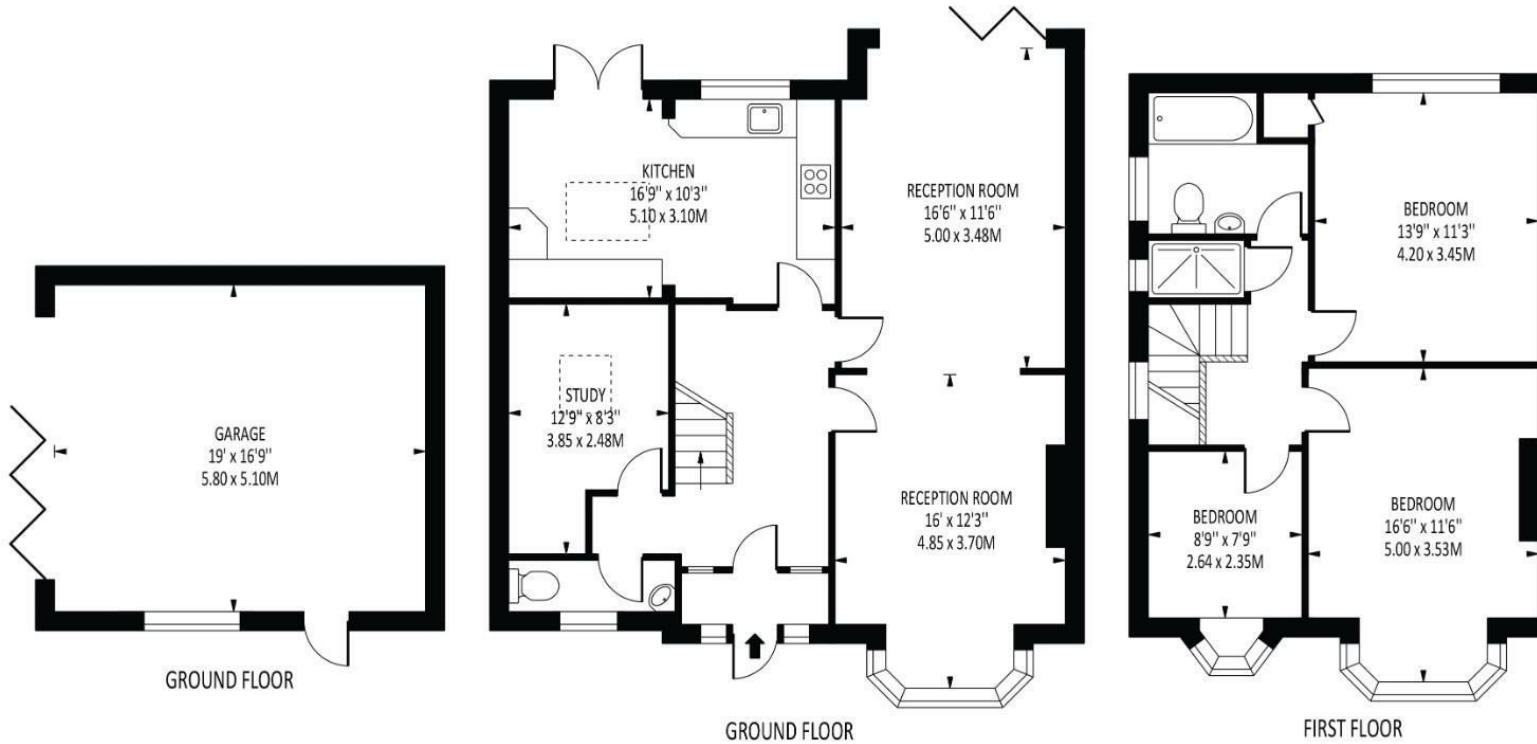


Kingston Road

Total Area: 1692 SQ FT • 157.18 SQ M

(Including Garage)

Garage Area : 318 SQ FT • 29.58 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		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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