



Firwood Avenue, Ewell

The **PERSONAL** Agent



# Price Guide £680,000

## Freehold

- Beautifully Appointed Semi-Detached Bungalow
- Private Block Paved Driveway
- Traditional Entrance Hall
- Central Living Room
- Spacious Rear Kitchen/Dining Room Extension
- Master Bedroom With Dressing Room and En-Suite
- Two further Bedrooms
- Modern Shower Room
- Level and Secluded Rear Garden
- Detached Home Office and Utility Room

An attractive three bedroom semi detached bungalow with private driveway and a well established and secluded level rear with detached home office and utility room. This stunning home has been recently modernised with a dressing room and en-suite to the master bedroom and is situated in a sought after residential area close to Stoneleigh Broadway and Station. An internal viewing is advised to fully appreciate the accommodation on offer.

Could this be the perfect option for any discerning buyer looking to downsize without having to downgrade, we certainly think so.

As soon as you step inside, the bright and spacious layout is immediately evident with stylish design touches that provide of taste of what's to come.



To the front is a generous size double bedroom with a double glazed window and directly opposite is the master bedroom with an adjoining dressing room and a luxurious en-suite complete with matching sinks. a stylish roll top bath and a gorgeous walk-in shower providing sanctuary for rest and rejuvenation and there is an equally impressive modern shower room with a large walk-in shower which is located next to bedroom three or a handy spare room for visiting guests.

The living space is where this property really shines with a central living room that opens onto a spacious rear kitchen extension with a dining area that is perfect for entertaining and modern fully fitted kitchen for cooking up culinary delights. From here you have views of and direct access to the pretty and secluded rear garden with paved steps leading to level lawn and

detached log cabin with veranda currently used as a home office with adjoining utility room with space for kitchen appliances.

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







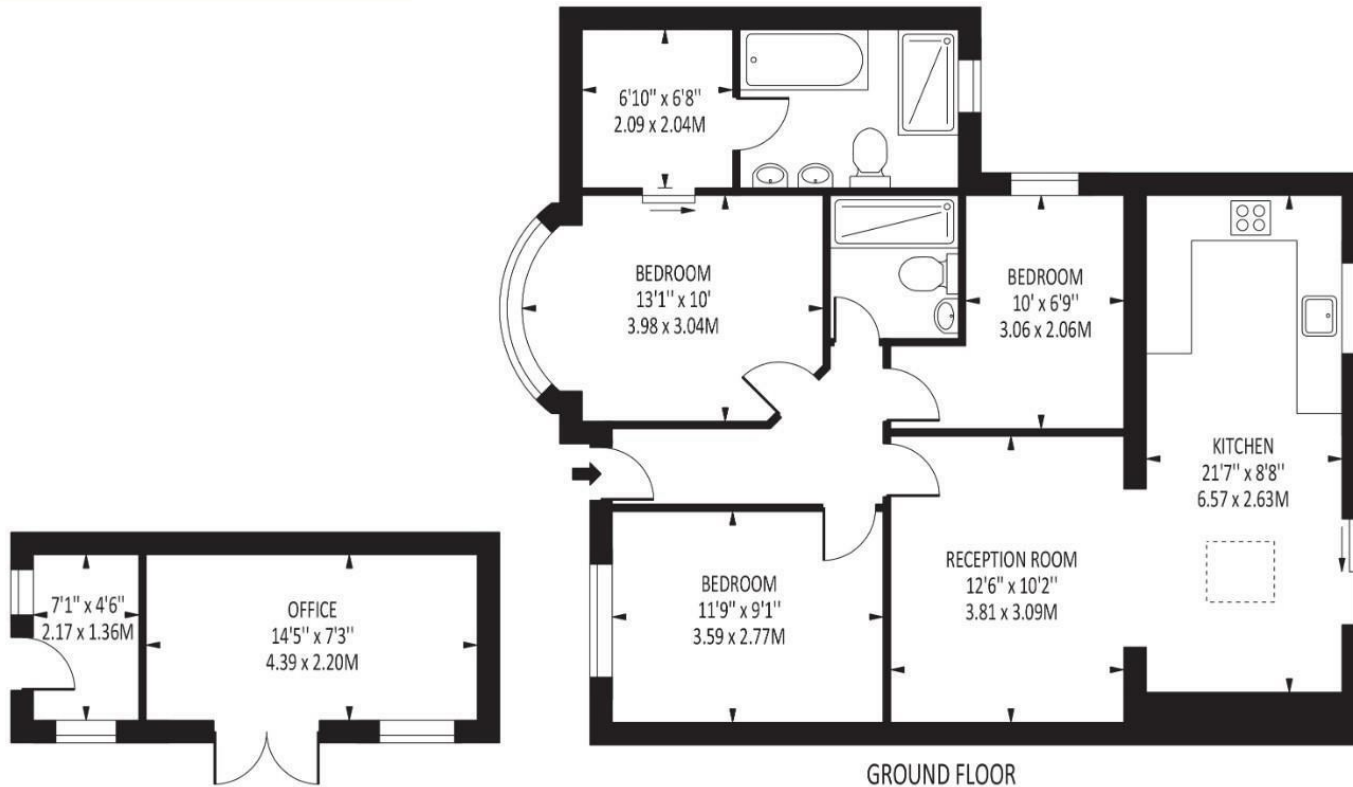


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## Firwood Avenue

Total Area: 1004 SQ FT • 93.32 SQ M  
(Including Outbuilding)  
Outbuilding Area : 140 SQ FT • 12.98 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>68</b>		
England & Wales		EU Directive 2002/91/EC

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**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.



