



Holmwood Road, Cheam

The **PERSONAL** Agent



# Price Guide £1,150,000

## Freehold

- Beautifully Appointed Detached Residence
- Located On The Prestigious Nonsuch Estate
- Entrance Vestibule and Spacious Reception Hall
- Sitting Room and Formal Dining Room
- Stunning Edwardian Style Garden Room
- Tasteful Fully Fitted Kitchen with Utility/Boot Room
- Generous Landing and Four Double Bedrooms
- Family Bathroom and Separate D/s Shower Room
- Ample Driveway and Integral Garage/Workshop
- Well Established and Secluded Rear Garden

The Personal Agent are delighted to present to the market this elegant four double bedroom detached character residence with ample driveway and integral garage, set on a stunning well established 'park like' rear garden, situated on the prestigious Nonsuch Estate in East Ewell. An early viewing is advised in order to secure this highly desirable family home.

The property is within close proximity of the historic Nonsuch Park and offers truly flexible and spacious accommodation that has been cleverly extended whilst still providing significant scope to extend further if desired, subject to the usual planning consents.

It has been designed to provide the perfect layout for modern family living with spacious reception areas that complement each other making an ideal home that is perfect for entertaining, social occasions and most importantly, day to day family life.

The location is fantastic with easy access to the country park with its bridle paths, green protected open space and easy access to David Lloyd leisure centre and is within the catchment area for several 'outstanding' Ofsted rated schools, as well as Ewell East railway station with fast links to London that are just a few hundred metres away.



As soon as you step into the welcoming reception hall the wonderful feel of this house is immediately evident, with features including highly ceilings and wooden flooring allowing the accommodation to flow perfectly.

The downstairs comprises a tasteful fully fitted kitchen/breakfast room with an adjoining utility/boot room which could be utilised for a multitude of other purposes and provides access to a modern downstairs shower room and practical access to the integral garage/workshop.

To the front of the property is a separate sitting room which features a charming bay window allowing plenty of natural sunlight and is centred around a feature fireplace providing a nice focal point and a quiet space to unwind and relax.

The ground floor is completed by a 21' formal dining room which leads directly to a stunning Edwardian style garden room which is an excellent addition to the home providing lovely views over the pretty rear garden and double doors leading onto a terrace which is a fantastic space for entertaining guests.

The garage is accessed via a driveway with lots of parking too, not forgetting the scope to extend further into the huge loft space, in line with neighbouring homes (STPP). On the first floor there are four well-proportioned bedrooms

and a large family bathroom all of which are accessed off a spacious galleried landing.

The South/West facing garden is another stand out feature and is a great size, is beautifully manicured and has lots of privacy.

The highly desirable nearby Ewell Village has a rich background dating back to the Bronze age and at the end of the Middle Ages, King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

Popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course both Ewell East and Cheam stations (zone 6) which offer easy access to London with Waterloo and Victoria & London Bridge taking approximately 40 minutes.

Tenure - Freehold  
Council tax band - G







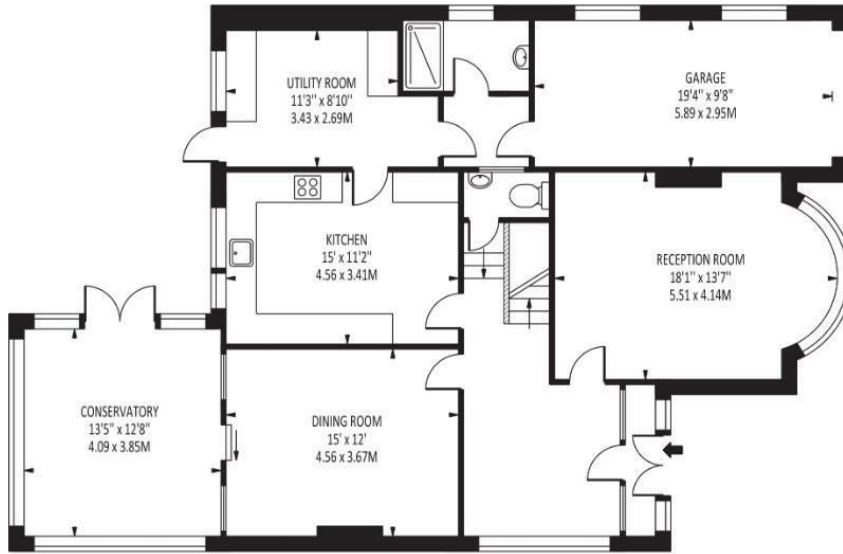


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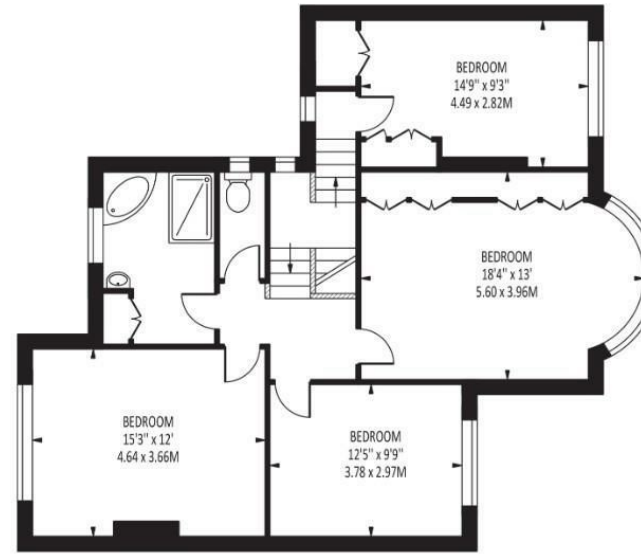


## Holmwood Road

Total Area: 2265 SQ FT • 210.43 SQ M  
(Including Garage)  
Garage Area : 187 SQ FT • 17.38 SQ M



GROUND FLOOR



FIRST FLOOR

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(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		
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.



