



Pams Way, Ewell

The **PERSONAL** Agent

Price Guide £575,000

Freehold

- Deceptively Spacious Renovated Bungalow
- Entrance Hallway
- Modern Fully Fitted Kitchen With Breakfast Bar
- Stunning Living/Dining Room With Bifold Doors
- Ground Floor Bathroom (Not installed)
- Landing with Access to Ample Eaves Storage
- Master Bedroom With Ensuite Shower Room
- Level Well Established Rear Garden
- Driveway To Front
- Popular Road and No Onward Chain

A deceptively spacious three double bedroom semi detached bungalow with an impressive rear extension which has undergone a near full renovation with the exception of the ground floor bathroom. The property is available for an immediate inspection and is offered to the market with no onward chain.

This fantastic bungalow offers generous living accommodation over two floors and sits on a well established level position close to local shops, schools and transport links.

The current owner has done a fantastic job renovating the property which blends contemporary open plan living, yet still retains the properties traditional character and feel.

On entering the home you are greeted by generous living space via a large entrance hall that provides access to two double bedrooms or an additional reception room.



The hallway leads through to a large living space that provides seamless integration of the kitchen with a matching breakfast bar seating area perfect for spending time with family and friends. For day to to living you have a 23'4" x 12'2" living/dining room with engineered oak flooring and bifold doors which lead out to the well established level rear garden.

The ground floor family bathroom is fully plumbed in with a new boiler and heating system installed and a handy utility cupboard with space and plumbing for appliances, and is now ready to be fitted with a new bathroom suite.

Upstairs you have access to ample eaves storage space via the landing and a spacious master bedroom with fitted double wardrobe cupboards and an ensuite shower room.

Outside the rear garden is laid mainly to lawn with a paved seating area and there is gated side access leading to the front garden and driveway.

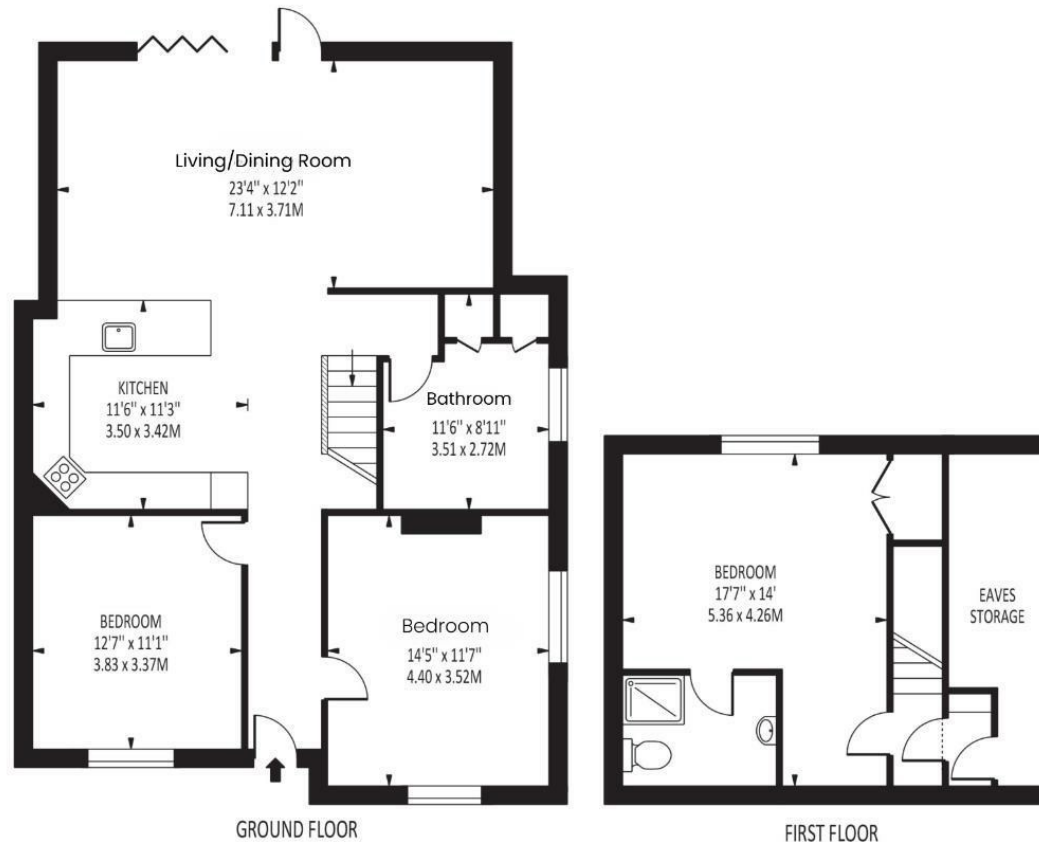
The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold
Council Tax: - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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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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.

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.



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