



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent



# Guide Price £730,000

## Freehold

- Elegant Semi Detached House
- Front garden with Driveway
- Entrance Hall
- Separate Living Room
- Stunning Kitchen/Dining/ Family Room
- Bi-Folding Doors to the rear garden
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Well Established Level Rear Garden
- Attached Garage + Potential for Extension  
S.T.P.P

The Personal Agent are pleased to present this exceptional three bedroom semi detached house with driveway and attached garage sits on a beautiful well established level position and is located in one of Stoneleigh's most desirable tree lined roads. Viewing Highly Recommended.

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.

You approach the home via a well stocked front garden with a stone paved driveway which leads to an attached garage and



enclosed enclosed porch with door to a bright and airy hallway and a handy downstairs cloakroom.

On the ground floor is a separate sitting room with a large double glazed bay window with bespoke window shutters to the front aspect and feature fireplace with multi fuel stove, perfect for those crisp autumn and winter months, after walking around the historic Nonsuch Park which is located at the end of the road.

The heart of the home is of course the kitchen and this one is guarantee to impress! This large room is flooded with plenty of natural light, due to the floor to ceiling bi-folding doors which perfectly frames the stunning rear garden. The kitchen itself is a home cook's dream fitted with a stylish range of floor and wall mounted shaker style units with ample worktop space and range of integrated kitchen appliances. Off the kitchen is an attached garage fully equipped with power and lighting offering further potential for conversion to an additional reception room or

extension above.

Upstairs there are three generously appointed bedrooms all with double glazed windows and a modern family bathroom, which you won't want to leave in the mornings.

A particular feature of the home is the sunny and secluded level rear garden with a large paved terrace seating area perfect for relaxing and enjoying the tranquil setting which is enclosed with a variety of mature trees, plants and shrubs.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold  
Council tax band - E









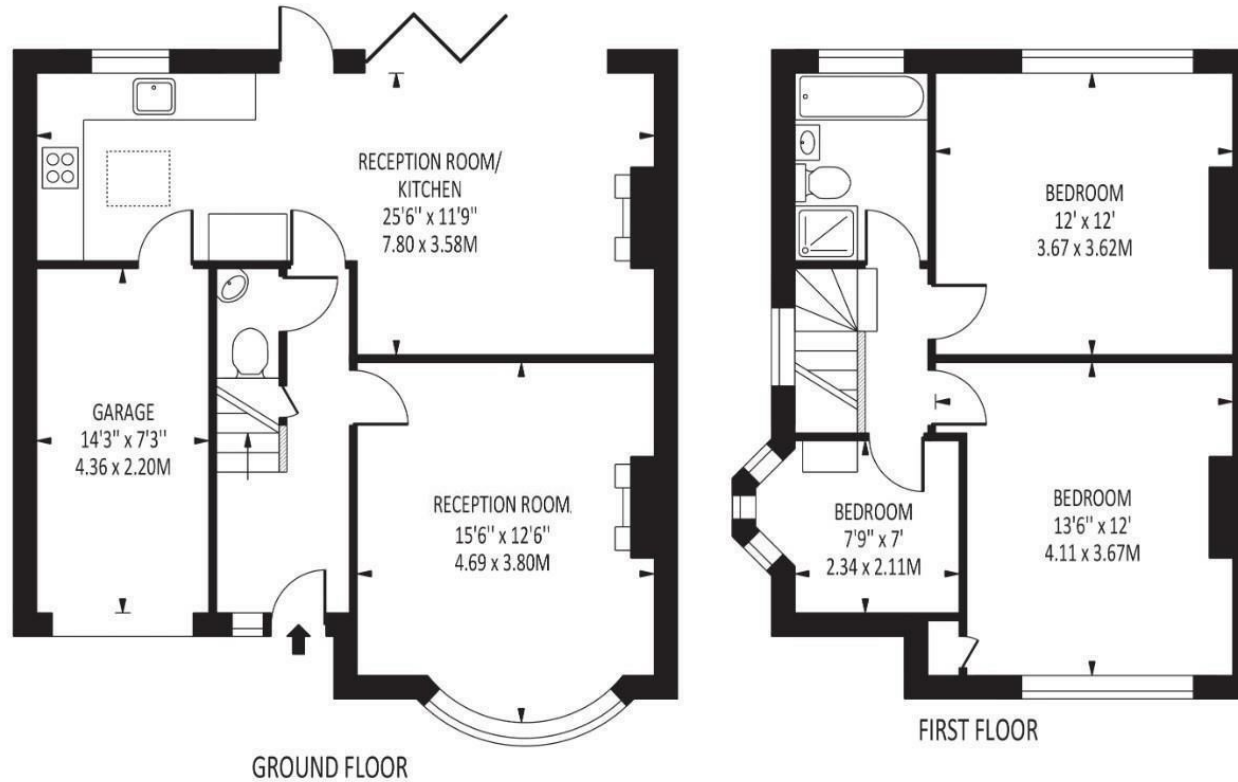
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Ewell Park Way

Total Area: 1085 SQ FT • 100.84 SQ M

(Including Garage)

Garage Area: 103 SQ FT • 9.60 SQ M



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 48      | 74                      |
| 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.



