



Birchfield Grove, Ewell

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Secluded cul de sac close to Ewell Village
- Rarely available detached bungalow
- Spacious and bright reception room
- Three well proportioned bedrooms
- Private and landscaped wrap around rear garden
- Detached garage
- Off street parking for multiple cars
- Walking distance to Nonsuch Park
- No onward chain
- Viewing by appointment only

The Personal Agent are delighted to present to the market this spacious three bedroom detached bungalow, offering over 1,600 sq ft of accommodation including a large detached garage.

Set within the desirable Birchfield Grove, this property provides flexible living space and an excellent opportunity to create a home tailored to your own needs.

The 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.

The accommodation is generous and well laid out. The heart of the home is the impressive 30ft reception/dining room, a light and expansive space ideal for entertaining and family living. This room enjoys dual aspect windows and direct access to the garden. The kitchen, positioned just off the reception space, is well proportioned and provides scope for modernisation or extension if desired.

The property features three double bedrooms,

including a particularly spacious principal bedroom measuring 19'2 x 10'10. A family bathroom and additional cloakroom/WC serve the home.

Externally, the bungalow enjoys a private garden and a substantial 18'1 x 15'3 detached garage, offering secure parking or excellent storage.

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

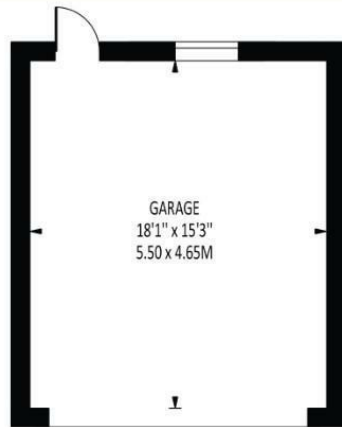




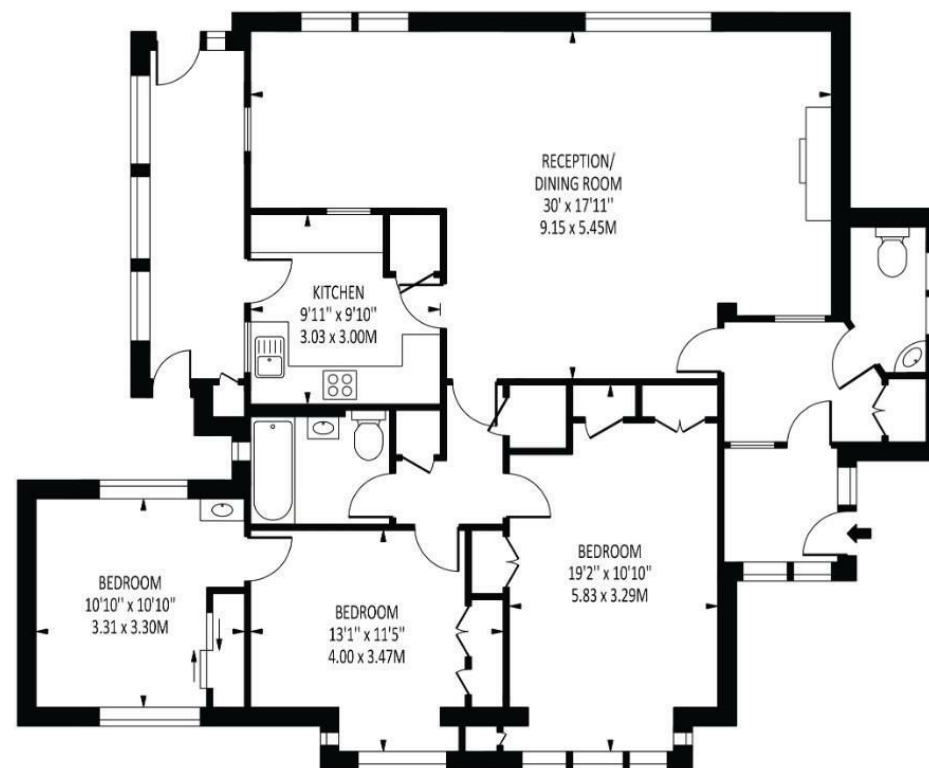
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Birchfield Grove

Total Area: 1601 SQ FT • 148.78 SQ M
(Including Garage)
Garage Area : 275 SQ FT • 25.58 SQ M



GROUND FLOOR



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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	81
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.



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