



Ewell By Pass, Ewell Village

The **PERSONAL** Agent

# Price Guide £365,000

## Leasehold

- Spacious two double bedroom maisonette
- Beautifully presented first floor home
- Large 90ft south/west facing private garden
- Modern fitted kitchen with breakfast area
- Bright lounge/dining room with garden views
- Two generous double bedrooms throughout
- Contemporary bathroom with shower over bath
- Close To Ewell Village and Train Stations
- On Road Permit Parking for residents
- Moments from historic and scenic Nonsuch Park

This larger-than-average, beautifully presented two double bedroom first-floor maisonette enjoys an enviable position on the edge of Ewell Village, combining peaceful surroundings with easy access to village amenities. Offering a bright and contemporary interior throughout, the property also boasts a superb 90ft south/west-facing private garden — an exceptional feature for a home of this kind.

Inside, the maisonette feels immediately inviting. The modern, fully fitted kitchen/breakfast room provides an excellent space for cooking and casual dining, featuring quality appliances and ample work surfaces. The spacious lounge/dining room enjoys lovely views over the garden and towards the village beyond, creating a relaxing space ideal for both entertaining and quiet evenings at home.

Both bedrooms are generous doubles, offering plenty of room for furnishings and storage. The modern bathroom includes a full-sized bath with shower above, finished in a clean, contemporary style.

Outside, this property truly shines. The private rear garden is fully enclosed and thoughtfully designed, featuring an artificial lawn, terrace seating area, and ample room for entertaining or relaxing in the sun. Whether you're hosting summer barbecues or enjoying a peaceful morning coffee, this



garden offers a perfect retreat.

Situated opposite historic Nonsuch Park, with its extensive parkland and woodland walks, the location offers an ideal blend of village charm and green tranquility. It's perfect for outdoor enthusiasts, dog walkers, or anyone seeking a balance between town and country living.

Despite its leafy surroundings, practicality is never far away. Stoneleigh railway station offers regular services to London Waterloo in just 32 minutes, while a local parade of shops provides everything for day-to-day needs.

The area also benefits from an excellent selection of well-regarded schools, making it an ideal choice for both first-time buyers and families.

Ewell Village itself offers a welcoming community feel with a variety of independent shops, cafés, restaurants, and pubs. The popular Bourne Hall complex hosts a library, theatre, gym, café, and museum, as well as year-round community events and fayres. The picturesque Hogsmill River meanders through the village, leading to a tranquil nature reserve — a hidden gem right on your doorstep.

Nearby Epsom provides a wider range of amenities including larger shopping facilities, dining options, and leisure activities. The famous Epsom

Downs, home of The Derby, and the nearby Nork Park offer even more green open space to explore. For commuters and travelers, the M25 (Junction 9) is within easy reach, giving quick access to both Heathrow and Gatwick airports.

Tenure: Leasehold  
Lease Length: Approx. 150 years (to be confirmed)  
Ground Rent: £80 per annum  
Service Charge: Nil  
Council Tax Band: C

Please note: Whilst we believe the information above to be correct, we are unable to guarantee its accuracy until formally verified with the sellers. Prospective buyers should clarify any details with their chosen legal representative before proceeding.

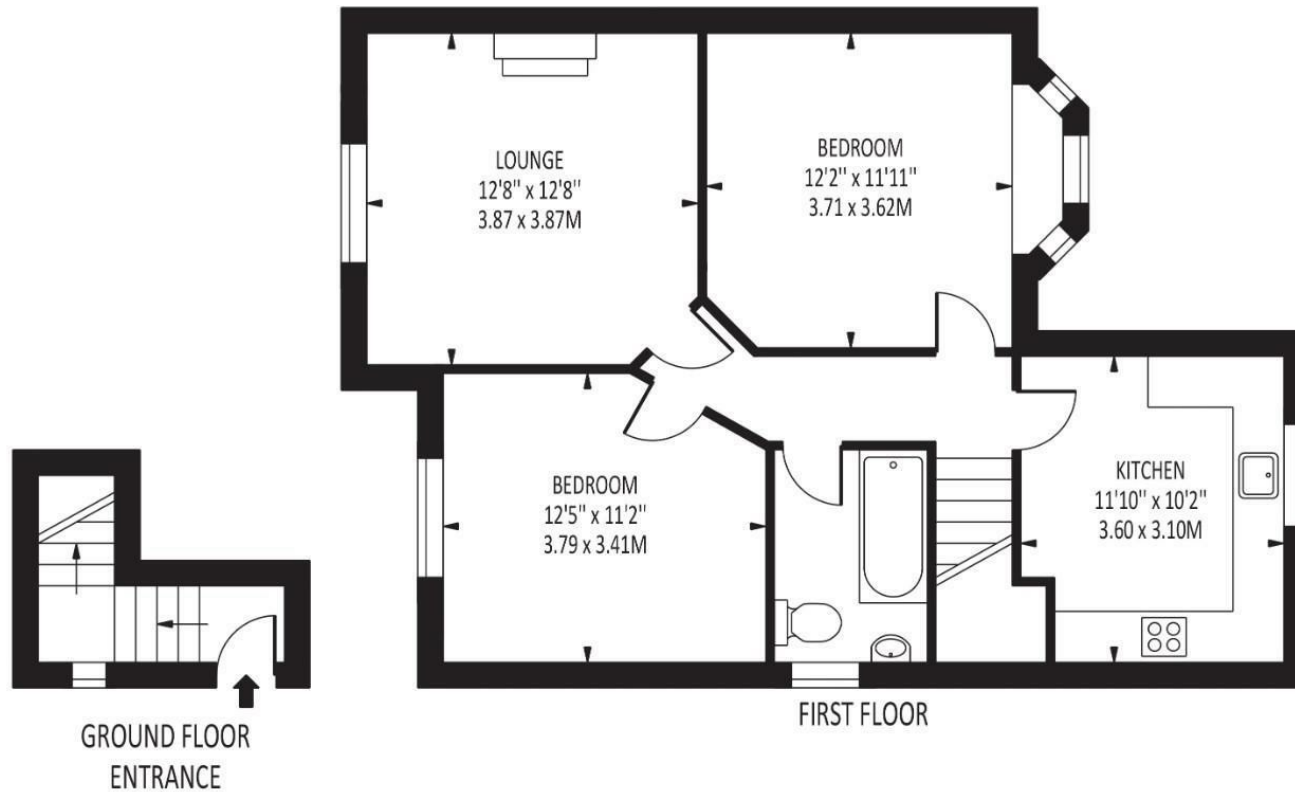




The **PERSONAL** Agent

Ewell By Pass

Total Area: 743 SQ FT • 69.03 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>                          |                         |           |
| (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 |                         |           |
|                                             | 67                      | 77        |
| 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.

