



The Drive, Ewell Court

The **PERSONAL** Agent

Offers Over £775,000

Freehold

- Detached Chalet Bungalow In a Quiet Close
- Enclosed Entrance Porch and Welcoming Entrance Hall
- Spacious Lounger/Dining Room
- Modern Fully Fitted Kitchen/Breakfast Room
- Master Bedroom With En-Suite Shower Room
- Two Further Ground Floor Bedrooms With Fitted Wardrobes
- Modern Ground floor Shower Room
- Guest Bedroom/Loft Room With Walk in Eaves Storage
- Level Park Like Rear Garden
- Front Garden With Ample Driveway and Attached Garage

This stunning three/four bedroom detached chalet bungalow is beautifully presented and is situated in the highly regarded close in Ewell Court. Boasting ample off road parking, an attached garage and a park like level rear garden an internal viewing is recommended to fully appreciate what this fine home has to offer.

As soon as you step inside the wonderful feel of this bungalow is immediately evident with accommodation that flows perfectly over two floors. and makes the most of the natural light.

You enter the home via a generous entrance hallway with a staircase leading to the first floor landing with a guest bedroom/loft room that benefits from walk-in eaves storage.

At the heart of the home is impressive living space



consisting of a spacious lounge/dining room with french doors leading out to a level and secluded rear garden. The kitchen/breakfast room is fully fitted with ample worktop space, integrated appliances and a matching breakfast bar seating area which provides the perfect space for entertaining, social occasions and day to day family life.

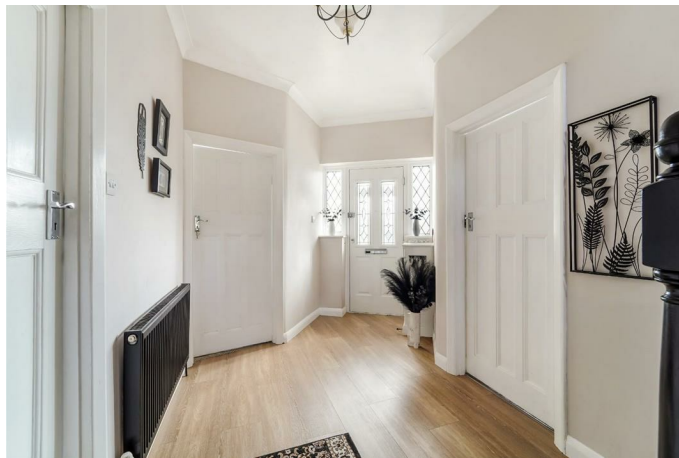
To the front is a bay fronted master bedroom room with an en-suite shower room and the ground floor is completed by a further bay fronted double bedroom and a modern shower room which is located directly opposite perfect for elderly parents or visiting guests and there is a useful study or further bedroom.

Outside the property also shines with a large level lawn which is well stocked with flowerbeds and a handy detached summer house for enjoying shelter in the garden all year round

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are 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 band - E

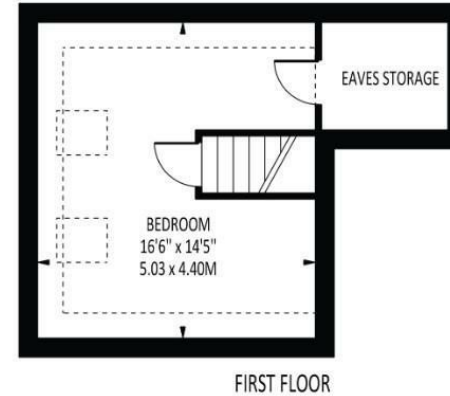
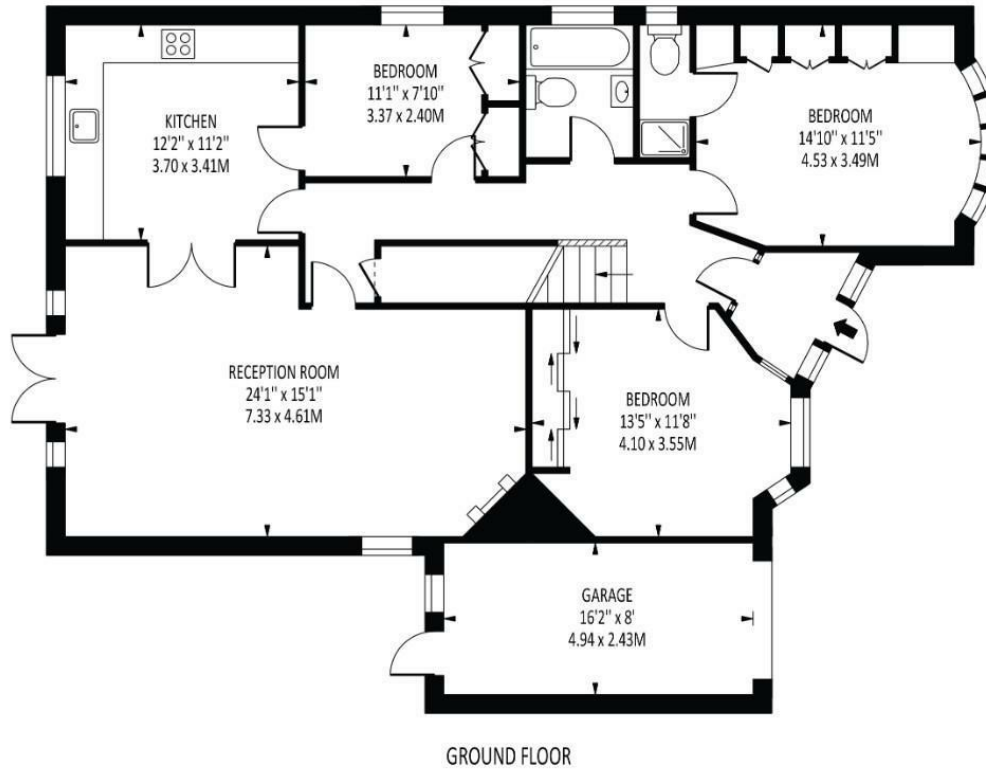




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Total Area: 1524 SQ FT • 141.57 SQ M
(Including Eaves Storage, Restricted Height Area & Garage)
Eaves Storage, Restricted Height Area : 94 SQ FT • 8.77 SQ M
Garage Area : 129 SQ FT • 12.00 SQ M



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) 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		
	61	79
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.

