



Francis Close, Ewell

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Detached house with a modern and stylish layout
- Private block paved driveway
- Entrance hallway and D/s cloakroom
- Stunning 20'8 x 19 kitchen/dining/family room
- Separate lounge with bespoke media storage
- Three well proportioned bedrooms
- Modern family bathroom
- Level and secluded rear garden with home office
- Popular cul-de-sa location
- Close to local shops, schools and transport links

This stylish three double bedroom detached family home has been skillfully extended and is situated in a popular cul-de-sac on the edge of Ewell Court. Boasting ample off road parking and a well established and secluded level rear garden with a fully equipped home office, an internal viewing is recommended to fully appreciate what this contemporary style home has to offer.

The property has been beautifully modernised to a high standard and as soon as you step inside the unique feel is immediately evident with impressive living accommodation that flows perfectly for family living and makes the most of the natural light.

At the heart of the home is an impressive rear extension with a measurement of 20'8 x 19ft complete with exposed steel beams which provide a modern and contemporary feel yet still manages to retain the integrity and charm of the art deco build.

Three large skylight windows and bi fold doors to the garden



flood the space with natural light and the tasteful kitchen is fitted with a range of integrated appliances and a matching central island providing the perfect space for entertaining, social occasions and day to day family life and a handy downstairs w.c provides a practical element to the home

To the front is a separate living room with bespoke media storage units and feature acoustic wall providing a quiet space to relax away from the rest of the home.

From the generous entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues with three well proportioned bedrooms which are serviced by a modern family bathroom.

Outside the property also shines with a level and secluded rear garden with greenhouse and potting shed and a fully equipped detached home office with power and lighting with an adjoining storage room

Francis Close is a quiet residential cul-de-sac that is equidistant to Ewell & Tolworth town centre and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living.

The property is also close to Tolworth mainline station (approx. 17 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

Tenure - Freehold
Council tax band - E

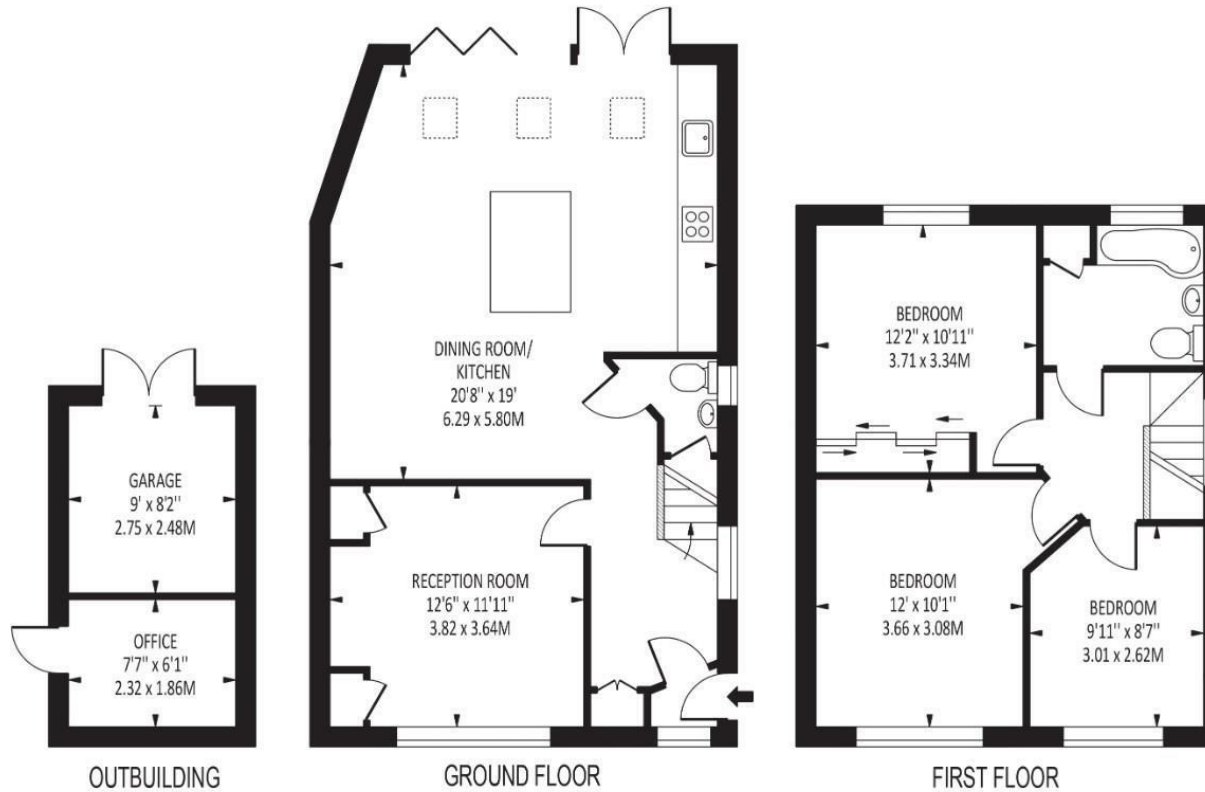




The **PERSONAL** Agent

Francis Close

Total Area: 1218 SQ FT • 113.12 SQ M
(Including Outbuilding)
Outbuilding Area : 129 SQ FT • 12.00 SQ M



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

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.

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.

