



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Luxury New Build 3 Bedroom Semi-Detached House
- Joule Module Air E Heating & Ventilation System
- Ground Floor Shower Room
- Solar Panels
- 10 Year Warranty
- Alarmed
- EPC Rating B
- Close to Stoneleigh & Ewell Village Amenities
- No Onward Chain

The Personal Agent are delighted to welcome to the market this stunning modern three bedroom semi detached home set on one of Stoneleigh's most desirable road minutes from both Stoneleigh Broadway and Train Station.

The property itself boasts a bright and spacious lounge dining room which flows through into a modern kitchen with a separate utility room. While back round to the hallway there is access to a downstairs shower room.

To the first floor there are three bedrooms and a modern family bathroom with access to a loft ideal for storage storage. To the rear of the property there is a landscaped and private garden.

This highly energy efficient home is equipped with a Joule Module Air E exhaust air heat pump and Mechanical Heat Recovery Ventilation (MHRV) system. It reuses warm air from everyday household activities to heat both the property and water, delivering exceptional energy performance (up to 475%



heating efficiency). The system runs automatically with built-in filters to reduce dust and pollution, while a central manifold system keeps all pipework accessible and maintenance friendly. Benefits include lower utility bills, no condensation or mould, and a consistently warm, draught-free home.

Additional features include four roof-mounted solar panels with app control, a 7kW EV charger in the porch, and ultra-fast Full Fibre to the Premises (FTTP) broadband. The kitchen boasts fingerprint-resistant Italian-finished cabinetry and premium Vado brassware. A remote controlled extractor works alongside the MHRV system for clean air, and a Texecom smart alarm system allows for remote monitoring, ideal for peace of mind while away.

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.

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

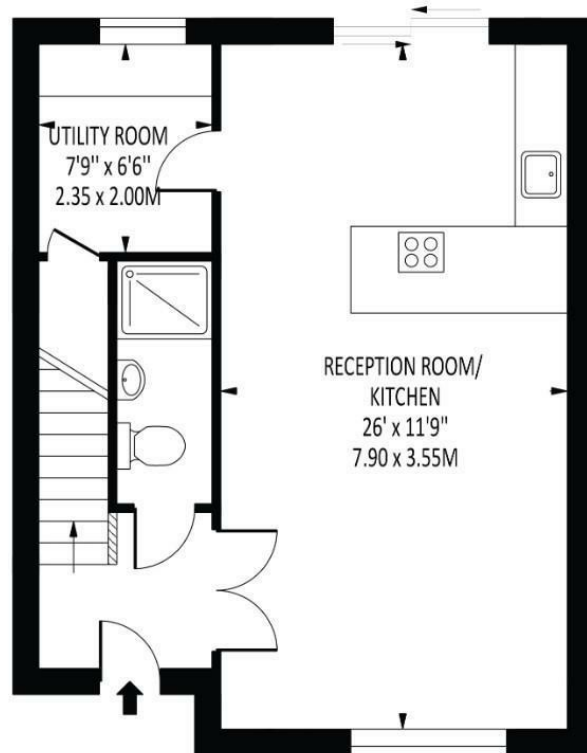




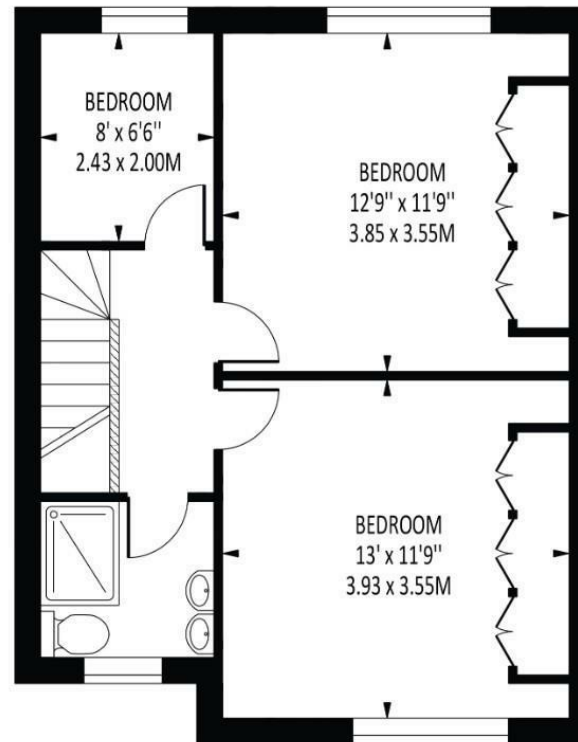
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Ewell Park Way
Total Area: 1006 SQ FT • 93.44 SQ M



GROUND FLOOR



FIRST FLOOR

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	81	83
(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

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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.

