



Scott Close, West Ewell

The **PERSONAL** Agent

Offers Over £485,000

Freehold

- Peaceful cul de sac setting near Hogsmill River
- Extended and spacious mid terraced home
- Approx. 1,200 sq ft of flexible living space
- Bright open plan living and dining areas
- 20ft family room with garden access
- Three generous bedrooms upstairs
- Modern four piece family bathroom
- Large loft with conversion potential (STPP)
- 58ft private rear garden with patio area
- Driveway parking and 40ft frontage

Enjoying a prime position at the head of a peaceful residential cul de sac, just moments from the Hogsmill River and nature reserve, this deceptively spacious mid-terraced property has been cleverly extended and truly deserves a closer look to appreciate all it has to offer.

Owned by our clients for over 20 years, the property offers exceptional practicality and convenience, with Epsom and Ewell Village just a short drive away, and Kingston upon Thames also easily accessible for a more comprehensive range of shopping and leisure options.

Set on a generous plot for this size of home, it features a 40ft frontage with a brick-block driveway and a 58ft rear garden, providing ample outdoor space for both relaxation and entertaining.

With accommodation approaching 1,200 sq. ft., this home offers flexible and well-proportioned living space, having benefited



from a ground floor extension in the past.

The welcoming entrance hall leads into a bright living room, which is open-plan to the dining area, creating a fantastic space for entertaining. The kitchen has a useful opening and access to an impressive 20ft family room with doors to the rear garden, as well as a separate utility room, downstairs W.C. and handy access to the dining room, making the house well integrated.

Upstairs, there are three excellently proportioned bedrooms and a modern four piece family bathroom suite, along with ample built in and fitted cupboards and access to a large loft space. The loft offers excellent storage potential and could also be converted to provide additional living space, subject to the usual planning permissions (STPP).

Externally, the property continues to impress. The generous rear garden extends to approximately 58ft and enjoys a high degree of privacy, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. To the front, the property

benefits from a wide 40ft frontage with a brick-block driveway providing off street parking for multiple vehicles.

The location is a real highlight ,tucked away in a quiet cul de sac yet perfectly positioned for access to local schools, shops, and transport links. The nearby Hogsmill River and nature reserve offer beautiful walks and a sense of tranquility, while Epsom, Ewell Village, and Kingston upon Thames provide a superb selection of shopping, dining, and leisure facilities within easy reach.

Tenure: Freehold
Council tax: D

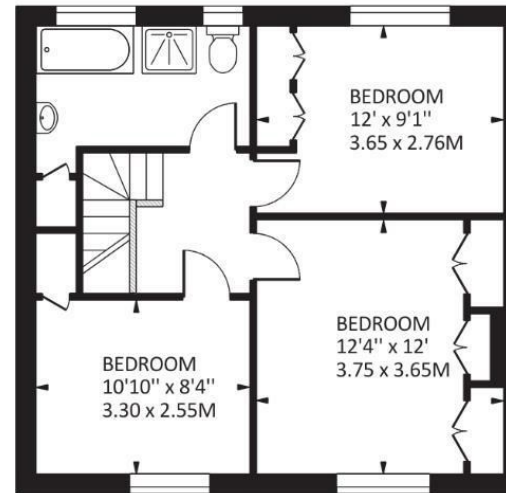
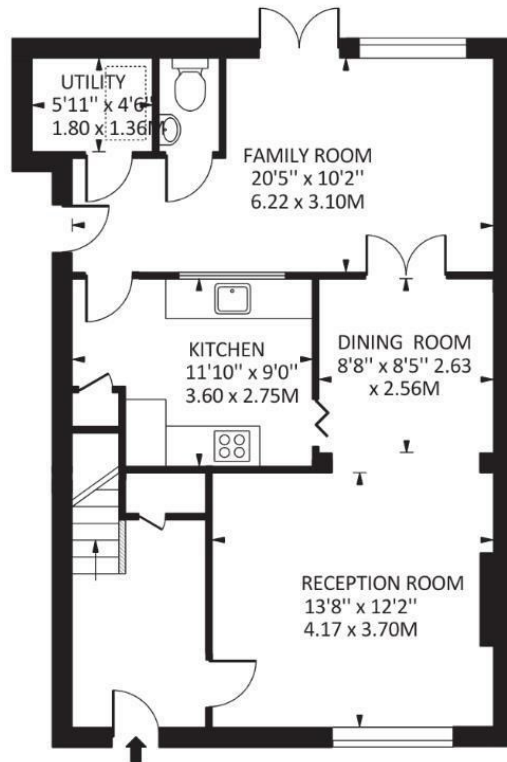




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Total Area: 1192 SQFT • 110.745QM



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		85
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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The
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