



Firwood Avenue, Ewell

The **PERSONAL** Agent



# Guide Price £560,000

## Freehold

- Two/Three Bedroom Chalet Style Semi Detached House
- Ample Driveway and Detached Garage
- Spacious Entrance Hall
- Downstairs Family Bathroom and W.C
- Lounge With Bay Window To Front
- Separate Dining Room
- Kitchen To Rear Overlooking Garden
- Two Double Bedrooms With Eaves Storage
- Well Established Level Rear Garden
- Sought After Location and No Onward Chain

This charming 1930's two/three bedroom semi detached house located in a quiet cul-de-sac, offers excellent extension potential STPP and occupies an enviable position in a highly regarded residential area close to Stoneleigh Broadway and Ewell Village, with no onward chain.

Homes in this desirable area are highly coveted due to their superb extension potential allowing the next custodian to create the home of their dreams and there is plenty of inspiration nearby, as neighbouring properties have already undergone extensive refurbishments that are visually impressive and contribute to the upmarket feel of the area.

Only a stone's throw away are independent shops, supermarkets, restaurants and cosy cafes and two mainline train stations are within walking distance with fast services to Central London in under 30 minutes.

This hidden gem is now ready for the next family to enjoy and



exudes love and warmth with a cosy inviting feel and benefits from a fully fitted kitchen and family bathroom, leaving room in the budget for further extension subject to planning.

You enter the home via a spacious entrance hall with stairs to the first floor landing and there is a handy downstairs W.C with an adjoining family bathroom. From the hall there are doors off to various reception rooms, which include a living room with a large bay window to the front aspect, and for formal dining and entertaining there is a second reception with direct access to a pretty garden.

Upstairs there are two double bedrooms and there is also access to eaves storage space that once extended can comfortably accommodate further bedrooms and ensuite, subject to planning

Outside the secluded rear garden provides a peaceful retreat and is a gardener's dream with mature borders well stocked with trees, shrubs and a potting shed.

Homes of this original style and quality are becoming a rarity, so please get in-touch, should you wish to make this your family home for years to come.

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 and Ewell Court Park are within walking distance.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - E







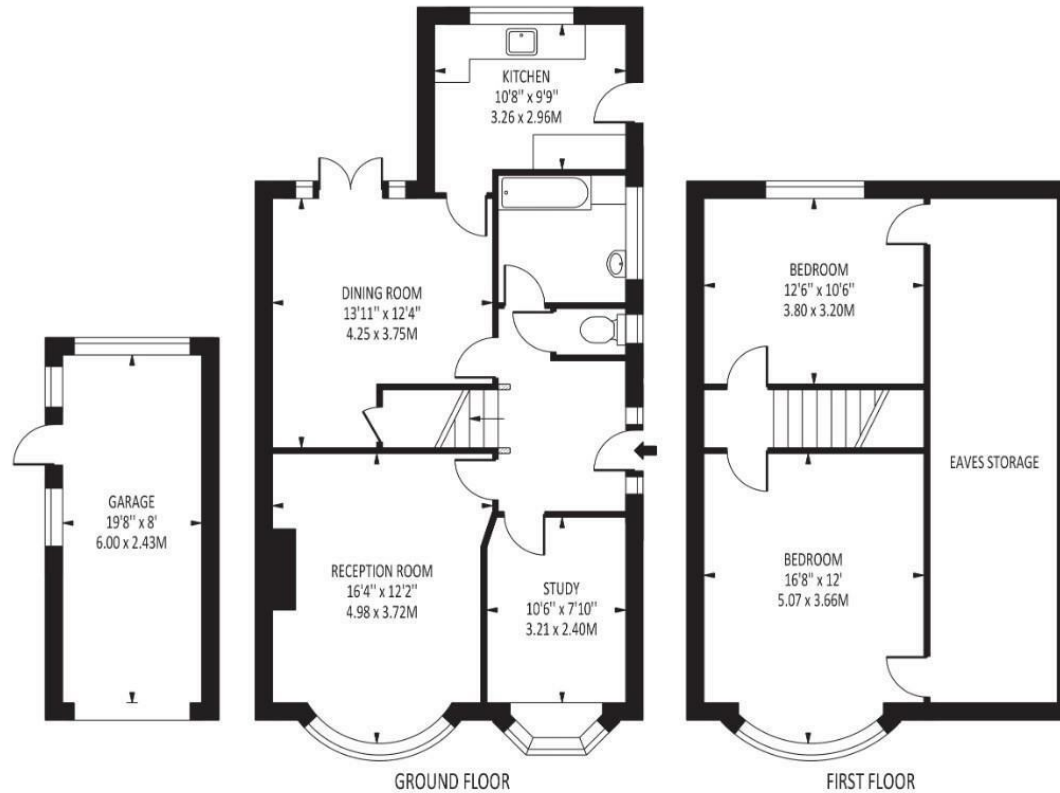


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## Firwood Avenue

Total Area: 1442 SQ FT • 133.98 SQ M  
(Including Garage & Eaves Storage)  
Garage Area : 157 SQ FT • 14.58 SQ M  
Eaves Storage Area : 206 SQ FT • 19.14 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



