



Firswood Avenue, Ewell/Stoneleigh

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Stylish bungalow in prime position
- Warm and Inviting entrance hall
- Stylish turnkey single level living
- Spacious lounge with wood burner
- Bright bay fronted bedrooms
- Contemporary shaker style kitchen
- Sleek fully tiled bathroom
- Level, private rear garden
- Ample parking on driveway
- Versatile garage conversion potential

A beautifully presented two bedroom semi detached bungalow, offering stylish modern living throughout. This turn-key home features a block-paved driveway, attached garage, and a level, secluded rear garden. Situated in a highly regarded avenue, it provides an ideal move in ready opportunity for buyers seeking comfort, convenience, and contemporary design.

Having sold many of these sought after bungalows over the years, I can confidently say the location is one of its greatest strengths. It strikes a rare balance between peace and quiet and genuine day to day convenience. This particular property enjoys a level position with generous parking, and while the garage was originally built in the era of Morris Minors, it now serves more commonly as valuable storage space, a utility area, or even a prime opportunity for conversion into additional living space.

Inside, the accommodation flows effortlessly across one level and has been tastefully decorated to create a warm and inviting



atmosphere. The main reception room is positioned at the rear, offering an ideal space for both relaxation and entertaining. A charming wood burning stove adds a cosy focal point, while direct access to the garden enhances the sense of openness and connection to the outdoors.

To the front are two generous double bedrooms, each featuring double glazed bay windows that flood the rooms with natural light. Either room can easily be adapted to suit individual needs, whether as a dedicated dining room, home office, or creative workspace.

The thoughtfully designed kitchen is fitted with matt grey shaker style units, complementary worktops, and a practical breakfast bar. It's the perfect spot for enjoying a morning coffee, catching up on the day's news, or chatting with friends while cooking.

The property also features a fully tiled bathroom fitted with a matching modern suite, offering a clean, contemporary finish

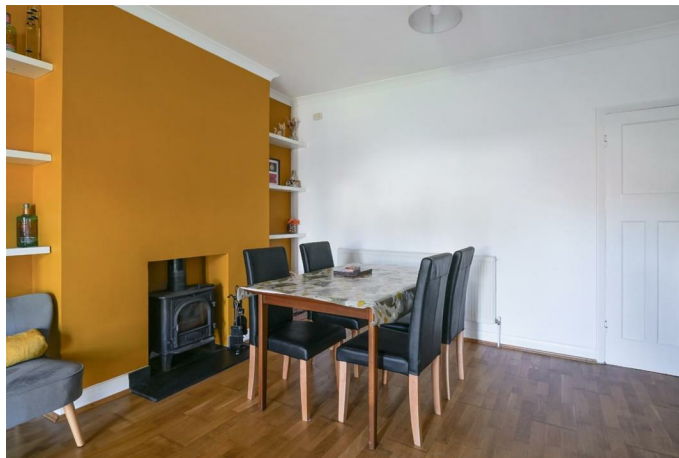
and a relaxing space to unwind.

Outside, the level rear garden offers the ideal balance: large enough to satisfy keen gardeners yet manageable enough to avoid becoming a chore. A decked terrace provides a lovely setting for alfresco dining or simply unwinding in the peaceful surroundings.

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.

Tenure - Freehold
Council Tax Band: D

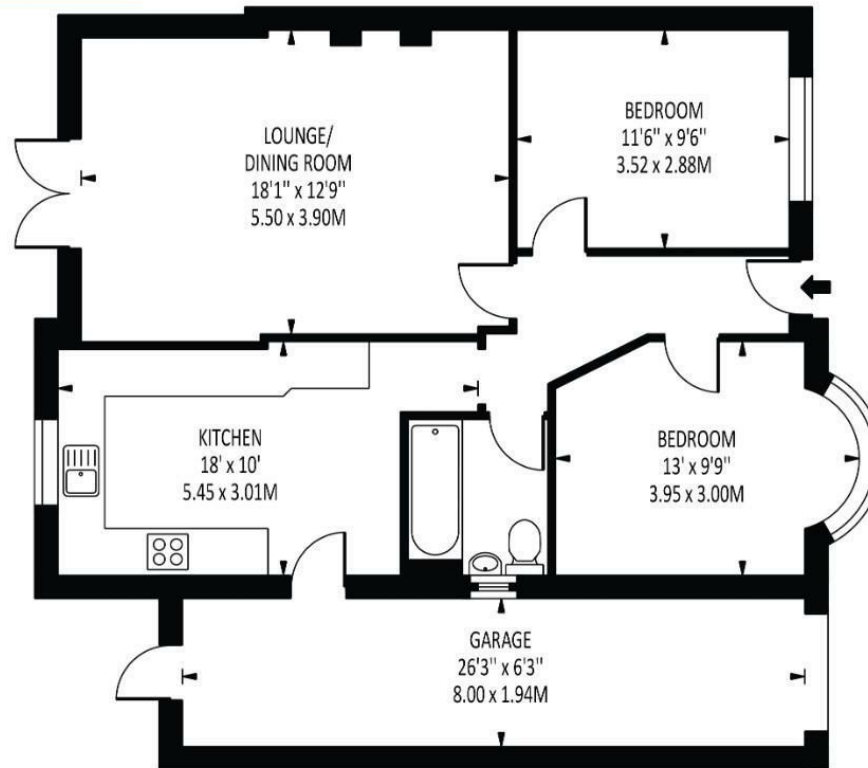




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Total Area: 898 SQ FT • 83.45 SQ M
(Including Office Garage)
Garage Area : 167 SQ FT • 15.52 SQ M



GROUND 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		66
England & Wales		EU Directive 2002/91/EC

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