

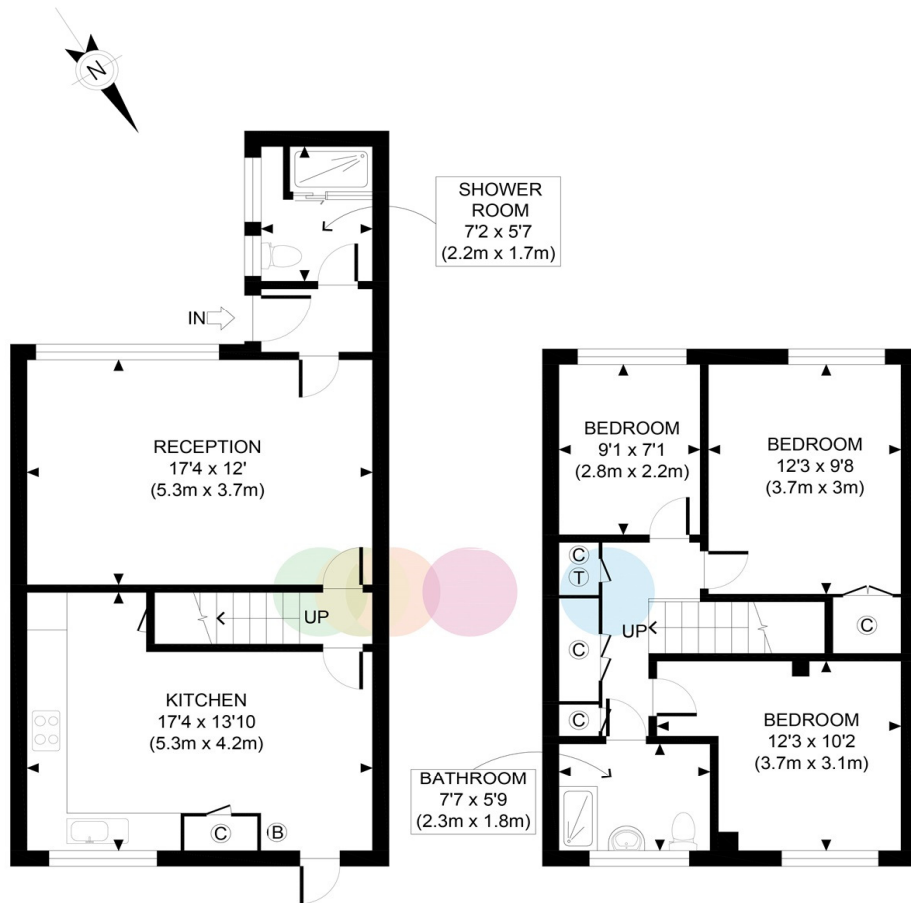


**Cherwell Court, West Ewell, KT19 9QB**

**welcome to  
Cherwell Court**

AN OPPORTUNITY TO PURCHASE A THREE BEDROOM MID-TERRACE FAMILY HOME SITUATED IN WEST EWELL. The ground floor offers a fantastic sized lounge, kitchen/diner, rear garden and off street parking.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 519 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 446 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 965 SQ FT / 90 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

## welcome to Cherwell Court

- MID-TERRACE
- THREE BEDROOMS
- KITCHEN/DINER
- FANTASTIC SIZED LOUNGE
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

# £325,000



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Property Ref:  
EWE102886 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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Please note the marker reflects the  
postcode not the actual property