



AUSTYNS PLACE EWELL VILLAGE KT17 1SQ

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A beautifully presented and well proportioned four bedroom, three reception, three bathroom townhouse located in this highly sought after private gated development in the heart of Ewell Village within the catchment of good local schools and walking distance of East and West Ewell train stations and local amenities.. The property is offered with the benefit of a larger than average plot and additional parking.

Steps lead to pillared veranda Entrance Porch. Oak door to Hallway: coved cornice to ceiling, polished hardwood flooring. Cloakroom: low level w.c., pedestal wash hand basin, walls part tiled, ceramic tiled flooring, ceiling downlighters. Deep understairs storage cupboard housing meters and cloaks hanging. Family Room: polished hardwood flooring, coved cornice to ceiling. Double doors to spacious Kitchen/Breakfast Room ideal for entertaining. Comprehensive range of eye level units with cupboards and drawers below in light oak effect. Six ring gas range, two double ovens, wall mounted stainless steel extractor, single stainless steel sink unit with mixer tap and drainer set under window overlooking rear garden, integral dishwasher, ceramic tiled floor, ample space for large American style fridge freezer, Nero granite work surfaces, feature marble fireplace with polished slate hearth, coved cornice to ceiling, ceiling downlighters. Wide opening through to Conservatory: double doors on to patio and rear garden.

From the Hallway, staircase with open balustrading leads to First Floor Landing. Double doors to Sitting Room: polished stone fireplace with gas coal effect fire, coved cornice to ceiling, five wall light points, double doors to Juliet balcony. Double doors to Master Bedroom: door on to balcony, two double fitted wardrobes with panelled doors, coved cornice to ceiling. Door to spacious En-Suite Bathroom: panel enclosed bath with mixer tap, wash hand basin set in vanity unit, low level w.c., double fully tiled mosaic with matching border shower, shaver point, ceramic tiled floor. Stairs to Second Floor Landing: coved cornice to ceiling, double cupboard.

Bedroom Two: coved cornice to ceiling, double cupboard. En-Suite Shower Room: fully tiled shower, wash hand basin set in vanity unit, low level w.c., ceramic tiled floor, ceiling downlighters. Bedroom Three: coved cornice to ceiling. Bedroom Four: coved cornice to ceiling. Family Bathroom: panel enclosed bath with mixer tap, wash hand basin set in vanity unit, low level w.c., walls tiled in mosaic tiles with matching border, ceramic tiled floor, shaver point.

Outside, immediately to the rear of the property is a sun terrace with steps up to lawned area, herbaceous trees and shrubs and additional side garden, garden shed, Barbeque area, seating area, raised flower beds. To the front is a garage with up and over door and additional parking space to the side.

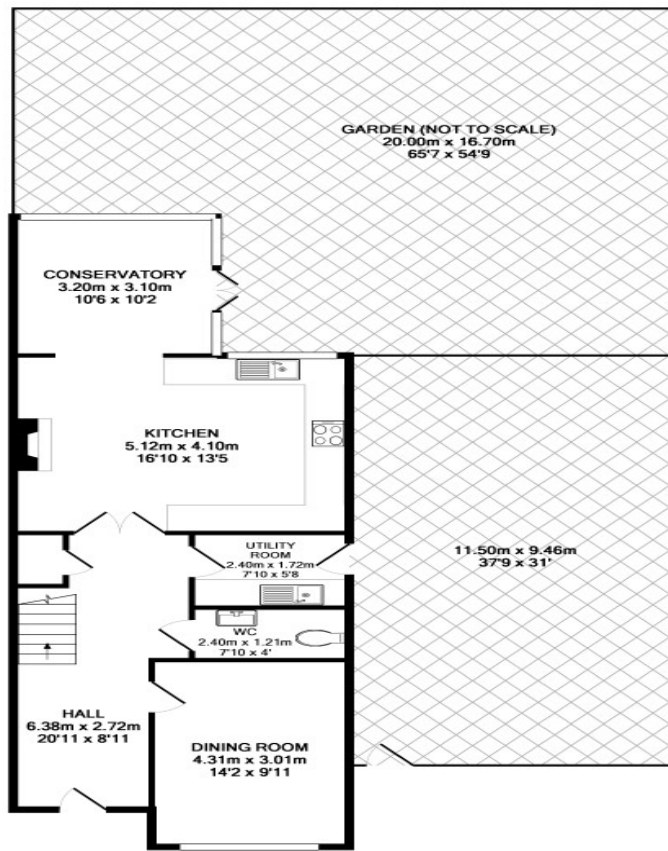
EPC = C

Council Tax Band: G

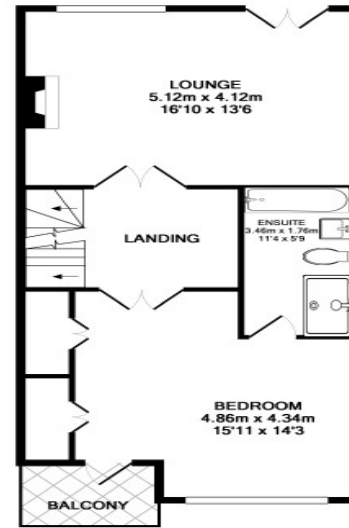
Service Charge for Communal Areas: £450.00 per annum

**Asking Price £975,000 Freehold**

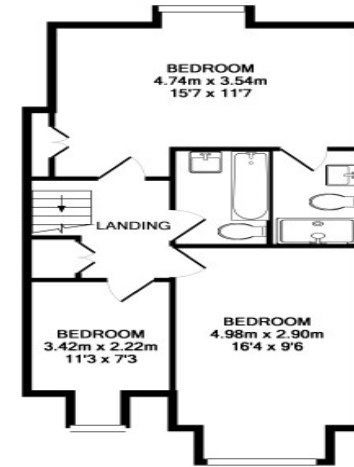




**GROUND FLOOR**  
APPROX. FLOOR  
AREA 66.2 SQ. M.  
(712 SQ. FT.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 56.2 SQ. M.  
(605 SQ. FT.)



**2ND FLOOR**  
APPROX. FLOOR  
AREA 47.9 SQ. M.  
(515 SQ. FT.)

**TOTAL APPROX. FLOOR AREA 170.3 SQ. M. (1833 SQ. FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

