



Little Park Lane, Ewell East, Surrey KT17 3DU  
Offers In Excess Of £800,000 - Freehold



**WILLIAMS  
HARLOW**



Williams Harlow – A handsome cottage style bungalow, tucked away in a private lane between Cheam and Ewell Village. Offered without an onward chain, this spacious property mixes character, location and outdoor space perfectly. From the detached garage, off street parking to the pretty and private rear garden, the appeal and convenience are immediate. Two bedrooms, three receptions, kitchen and two bathrooms are offered within. Highly recommendable and we urge you to view ASAP.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## The Property

Two bedrooms, three reception rooms, kitchen with separate utility area and bathroom complete the accommodation. The décor is homely and liveable yet easy to change if desired. The reception rooms include the lounge with feature fireplace, the dining room entrance arch and conservatory with views over the rear garden. The property is alarmed, double glazed and gas central heated. Should you require additional space, extensions are credible and should be explored.

## Outside Space

With a frontage width of 68ft and a rear garden measurement of 61ft the plot should suit most buyers. The rear garden has been planted over a lifetime and will be glorious in summer months, its southerly aspect ensure ideal conditions for growing and entertaining. The driveway provides multiple off street parking spaces and access to the garage. The side path between the house and garage is handy for access to the rear garden.

## The Area

The location is superb; between Ewell and Cheam Village and minutes from Ewell East train station, it's very convenient for commuters and shoppers alike. Depending on age and needs, the area has something for everyone, from Nonsuch and Glynn schools to Nonsuch park and David Lloyd health centre. The rugby fields, within a few hundred yards, host a car boot sale most Saturdays for general interest and the village centres are good for café society lunches and convenience. Going toward Banstead, Cuddington golf course isn't far away. The area is diverse and rich in amenity value.

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Ewell East Station – Same line as Cheam – Southern Service

Ewell West Station – Waterloo and Guildford – South Western Service – Circa 33 mins to Waterloo.

Local Bus Routes:

406 – Epsom to Kingston

293 – Epsom to Morden

470 Epsom to Colliers Wood

467 Epsom to Chessington

E16 Epsom to Worcester Park

## Local Schools

St Dunstons - State- Mixed - Ages 5 - 11

Sutton High - Girls - Fee - 3 - 18

Nonsuch - Girls - Grammar - 11 - 19

Cheam High - Mixed - State - 11 - 19

Cuddington Croft – Mixed – State – 3 – 11

Ewell Castle – Mixed – Fee paying – 3 – 18

Glynn – Boys – State – 11 – 18

## Reasons To Buy

Whether your upsizing, downsizing or just need to be in the location for the local schools or transport, this property offers something for everyone. All will value the detached garage, sunny rear garden and private setting. Downsizers often fear the constrained space and restricted interior; this resolves that by its distribution of rooms from bedrooms to reception space. Upsizers may consider extending to create any extra bedroom they require.

## Bullet Points

Two Bedrooms - Garage - Southerly Rear Garden - No Onward Chain - Three Reception Rooms - Close To Ewell East Trains Station - Off Street Parking - Close to Nonsuch Park - Close to Cuddington Golf Course - Close to Nonsuch Girls - Close to Glynn Boys

## EPC AND COUNCIL TAX

EPC D AND CT (Epsom and Ewell) F



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft

Garage = 14.1 sq m / 152 sq ft

Total = 121.7 sq m / 1310 sq ft



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1043382)

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