

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 150 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 150 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

47 Amis Avenue, West Ewell, Surrey

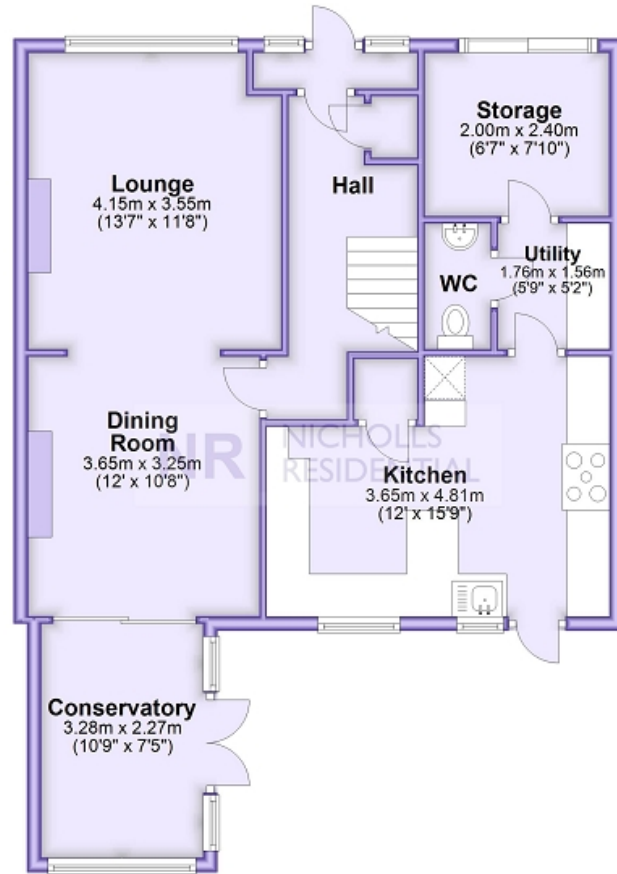
- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Large Modern Kitchen
- Utility & WC
- Westerly Rear Garden
- Off Road Parking
- Viewing Highly Recommended

£599,950 Freehold



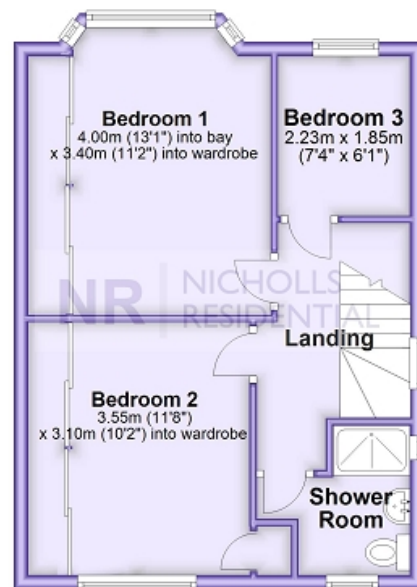
Ground Floor

Approx. 71.0 sq. metres (763.7 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential are pleased to offer to the market this superbly presented extended three bedroom semi detached family home situated on the Edge of West Ewell, within walking distance of Chessington North Mainline Station, excellent local schools, and the beautiful Horton Country Park. The well designed accommodation provides a great layout for modern family living with two reception rooms that seamlessly flow into each other. A modern layout and spacious kitchen provide the perfect space for entertaining. The extended ground floor accommodation comprises lounge, dining room, a westerly facing conservatory overlooking and leading to the patio and rear garden, extended kitchen also with direct access to the garden, utility room, cloakroom and storage area. To the first floor there are three bedrooms, two doubles and a single. Both the double bedroom have built in wardrobes, completing this floor is the modern family shower room. Outside to the rear the garden is westerly facing mainly laid to lawn with mature shrub borders, patio area with a timber shed and potting area to the rear. The frontage has been brick paved providing off road parking. Viewing this wonderful property is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

