

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 160 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 160 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

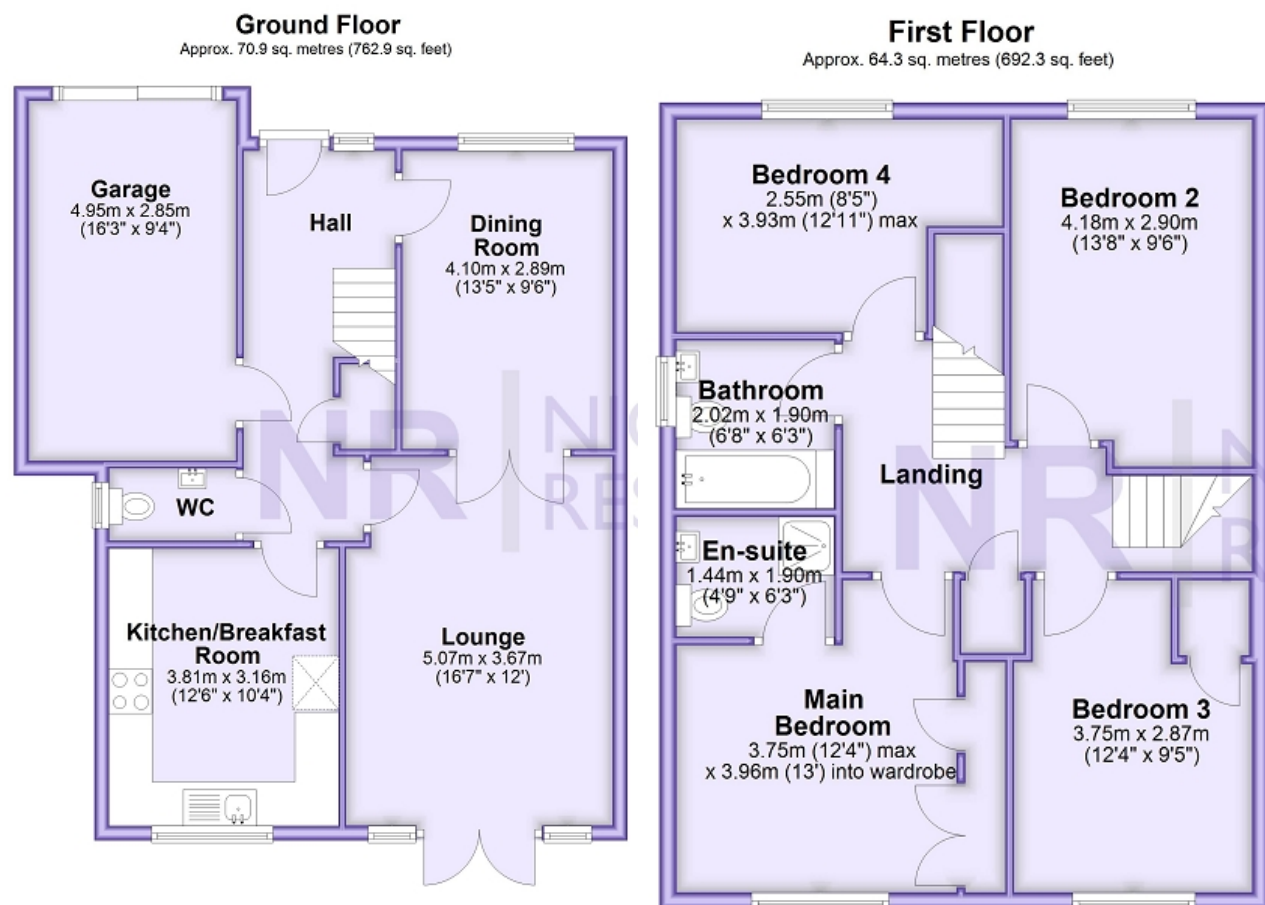
We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

1b Court Farm Avenue, Ewell

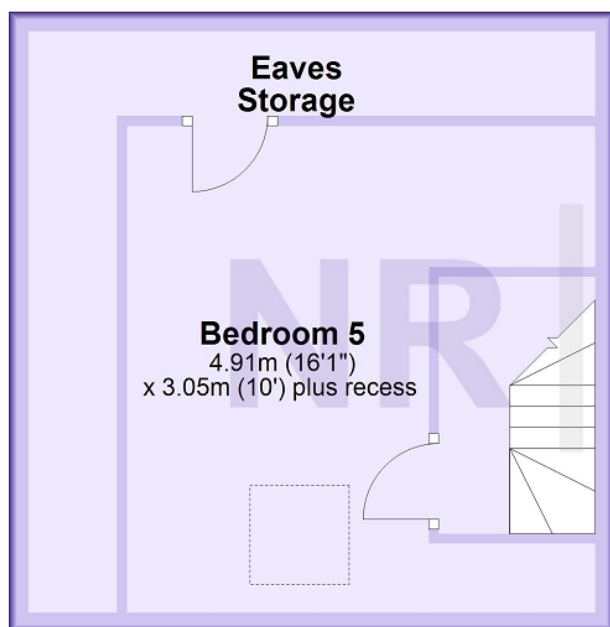
- Five Double Bedrooms
- Private Drive and Garage
- Sought After Location
- Two Spacious Reception Rooms
- Modern Kitchen Breakfast Room
- En Suite Shower Room
- Modern Family Bathroom
- Superbly Presented Throughout
- Downstairs WC
- Good Size Rear Garden

£770,000 Freehold





Second Floor
Approx. 33.5 sq. metres (360.7 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 delighted to bring to the market this impressive and deceptively spacious five double bedroom family home. Excellently located in the much sought after and desirable Ewell Court area the property is convenient for schools, shops, railway stations and other transport links. The property is finished to a high standard, presented superbly throughout and offers flexible accommodation set over three floors. The ground floor accommodation consists of a generous reception hall, a spacious lounge overlooking the rear garden, separate dining room to the front, cloakroom/WC and a kitchen/breakfast room which also overlooks the rear garden. The lounge and dining room have double doors between them giving the flexibility to keep the rooms separate or to have them open to each other. The first floor offers a master bedroom with built-in wardrobes and en-suite shower room, a further three double bedrooms and a well fitted contemporary family bathroom with shower over. The second floor offers a further large bedroom which could be used for other purposes such as a home office. The property benefits further from central heating and double glazing. To the front of the property there is a private driveway offering parking for a number of vehicles and access to the garage. The generous rear garden is a good size and easily manageable being mainly laid to patio and lawn. Viewing is highly recommended to fully appreciate the desirable and stylish home, the levels of accommodation and room on offer and the quality of location. Contact Nicholls Residential to book your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(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.

