

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.

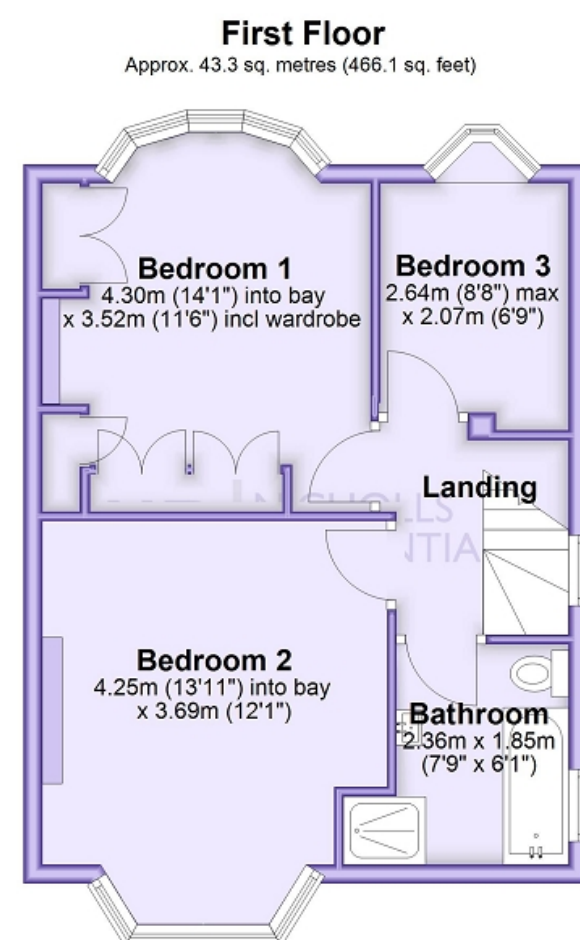
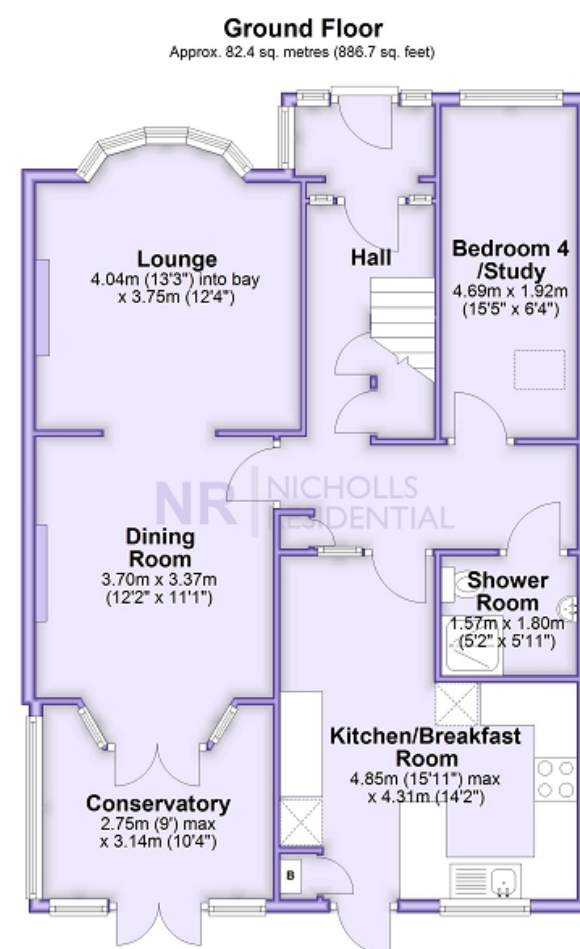
Mortgage Advice

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.

35 Fairfield Way, Ewell Court

- Detached House
- Three/Four Bedrooms
- Kitchen/Breakfast Room
- Two Reception Rooms
- Conservatory
- Two Bathrooms
- Large Rear Garden
- Off Road Parking
- Viewing Highly Recommended

£749,950 Freehold



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 very pleased to offer to the market this delightful three / four bedroom detached house. Situated in the ever popular Ewell Court area with the Hogsmill Riverside open space and local amenities and schools close by, and Stoneleigh Train Station under a mile away offering direct access into London Waterloo. To the ground floor entry through a good sized porch has hanging for coats and storage for shoes through into the entrance hall with staircase with storage space under, wooden flooring and access to all rooms. The lounge room is situated to the front with a lovely bay window and the dining room to the rear with wooden flooring seamlessly fitting though both rooms, leading from the dining room is the conservatory offering another sitting area with views out to the rear garden. The kitchen breakfast room is fitted with a good selection of wall and base units with space and plumbing for all appliances, marble effect work surfaces and double glazed door to the rear. The accommodation continues to the ground floor with the benefits of a bedroom / large study and a shower room with WC. To the first floor there are three bedrooms, two of which are good sized doubles with the main bedroom benefiting from fitted wardrobes, the third is a nice sized single bedroom. Completing this floor is the modern contemporary styled four piece bathroom with white suite and grey tiling. Outside to the rear there is a large wooden decked area leading to a good size low maintenance garden, mainly laid to lawn with shrubs and plant borders. To the rear of the garden there are three timber sheds. The front is brick block paved offering off road parking. A viewing is highly recommended to appreciate this wonderful family home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)		
(69-80)	B	
(55-68)	C	
(39-54)	D	
(21-38)	E	
(1-20)	F	
Not energy efficient - higher running costs		
	G	
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.

