



Dante Way, West Ewell

The **PERSONAL** Agent

Guide Price £485,000

Freehold

- Modern Home Built by Bellway Homes
- Stylish Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms with Built in Wardrobes
- Air Conditioning
- Downstairs WC
- South West Facing Landscaped Rear Garden
- Large Rear Aspect Lounge Diner
- Garage and Parking Space
- Ensuite and Family bathroom

The Personal Agent are delighted to offer for sale this exceptional two double bedroom home, built by Bellway Homes in 2021 and finished to an impressive specification with a wealth of high quality upgrades that set it apart from the ordinary.

Perfectly positioned in the sought after West Ewell area, the property enjoys excellent connectivity with Ewell West (Zone 6), Chessington North (Zone 6) and Tolworth (Zone 5) mainline stations all within easy reach. Families and commuters alike will appreciate the excellent selection of nearby schools, local shops and amenities, while Horton Country Park, Hogsmill Nature Reserve, Poole Road Recreation Ground and The Harrier Centre provide wonderful opportunities to enjoy the surrounding green spaces.

From the moment you step inside, the quality of this home is immediately evident. A welcoming entrance hall with stylish Amtico flooring, which continues throughout the ground floor, leads to a beautifully appointed contemporary kitchen featuring elegant Silestone worktops, a comprehensive range of integrated appliances, a whisper quiet washing machine, an instant hot water tap and a water softener - a particularly valuable addition for this hard water area. Completing the ground floor is a practical cloakroom/W.C. and a superb rear aspect lounge/dining room, enhanced by air conditioning and flooded with natural light thanks to doors opening directly onto the



beautifully landscaped south west facing garden ,the perfect space for entertaining or simply relaxing in the afternoon and evening sunshine.

Further enhancing the home's appeal is the professionally installed multi room air conditioning system, added in 2022, which provides efficient year round climate control. The system remains under warranty and was most recently serviced in 2026, offering complete peace of mind.

Upstairs, there are two generous double bedrooms, both comfortably accommodating king-size beds and benefitting from fitted wardrobes, USB charging points and individual air conditioning units. The principal bedroom enjoys the luxury of a contemporary en-suite shower room, while a stylish family bathroom serves the second bedroom. A boarded loft with fitted shelving provides excellent additional storage.

Outside, the property continues to impress with a garage featuring an electric up and over door, an electric vehicle charging point and an allocated parking space.

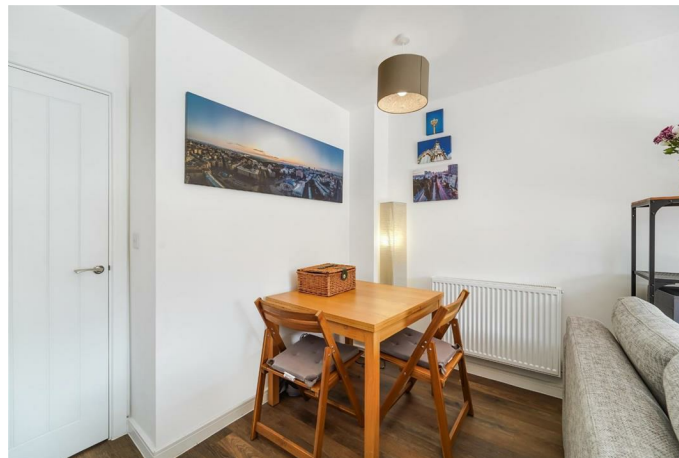
This is a superb opportunity to acquire a nearly new home that has been thoughtfully upgraded throughout, offering stylish, low-maintenance living with all the benefits of a modern build. Early viewing is highly recommended.

The property sits equal distance of both Ewell West Station, and Chessington North (Zone 6) and also Tolworth Station (Zone 5)

West Ewell is a well rounded area offering a number of good local schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

Tenure- Freehold
Annual service charge amount (£) - 476.00
Council Tax Band- D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

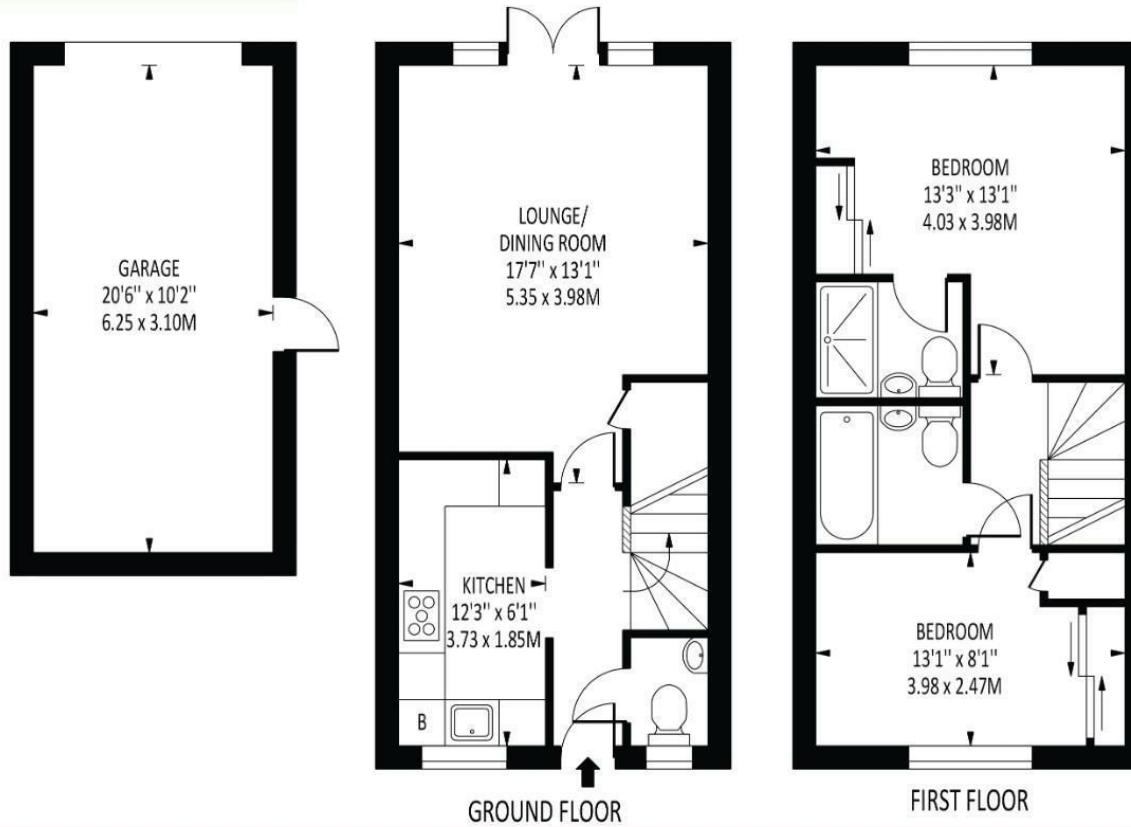




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Total Area: 966 SQ FT • 89.78 SQ M
(Including Garage)
Garage Area : 209 SQ FT • 19.38 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

