



Kingston Road, Ewell

The **PERSONAL** Agent

Guide Price £635,000

Freehold

- Attractive 1930's Family Home
- Ample Driveway and Attached Garage
- Entrance Hallway and d/s Shower Room
- Front Reception Room/Bedroom Four
- Extended Family/Dining
- Fully Fitted Kitchen
- Three First Floor Bedrooms
- Family Bathroom
- Well Established Rear Garden
- Close To Schools and Transport Links

This attractive property provides well balanced accommodation with three/four bedrooms and two bathrooms, making it perfectly suited to modern family living. Outside, there is ample off street parking, an attached garage, and a well established rear garden ideal for both relaxation and entertaining.

Full of 1930s charm, the home has been thoughtfully extended to create flexible living space that adapts effortlessly to everyday life. The ground floor offers a superb layout, with a seamless flow between rooms, and the front reception can easily serve as a fourth bedroom, making full use of the ground floor shower room.

Ideally positioned close to highly regarded schools and excellent transport links, this home offers both comfort and convenience in equal measure.



Upstairs, there are three well proportioned bedrooms, all served by a contemporary family bathroom. In addition, the loft offers excellent potential for further extension, subject to the usual planning consents.

Externally, the property continues to impress, with ample off street parking and a safe, secure rear garden, ideal for families and outdoor entertaining.

Ideally located less than half a mile from Stoneleigh Broadway and mainline station, the property benefits from a wide selection of reputable local schools and excellent transport links, making it perfect for commuters and families alike and Ewell Village is also within walking distance.

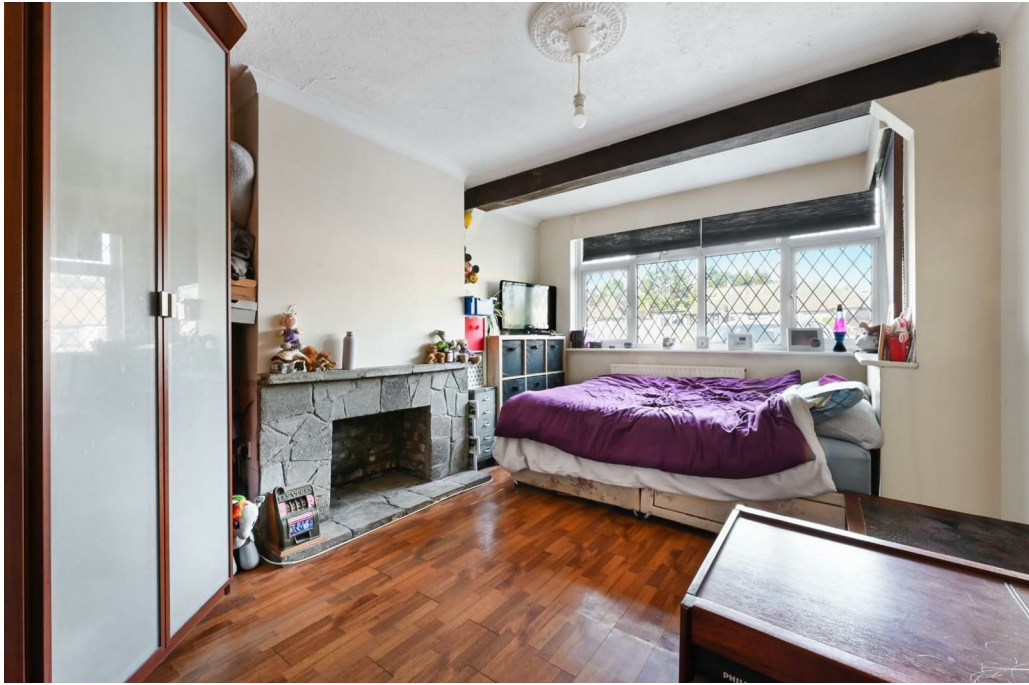
Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library,

subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure: Freehold
Council Tax: Band: E

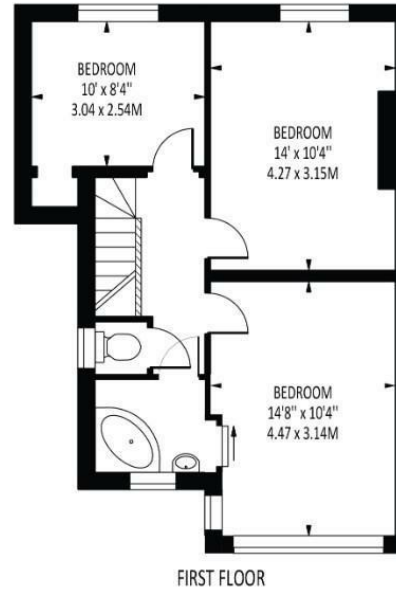
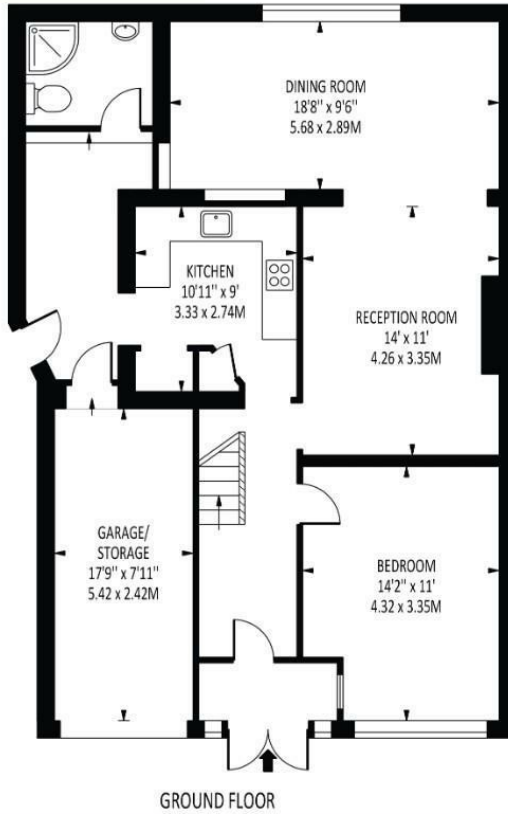






Kingston Road

Total Area: 1543 SQ FT • 143.39 SQ M
 (Including Garage/Storage)
 Garage/Storage Area : 141 SQ FT • 13.12 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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.

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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.

