



Larkspur Way, West Ewell

The PERSONAL Agent

# Guide Price £365,000

## Leasehold

- Bright and Spacious Maisonette
- Private Front Entrance
- Lounge/Dining Room
- Fully Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Fully Enclosed Rear Garden
- Insulated Garden Office
- Garage En Bloc
- 900 Plus Year Lease.

A spacious two double bedroom first floor maisonette, ideally positioned in a popular residential area close to Hogsmill Nature Reserve and Horton Country Park.

The property benefits from a larger than average, fully enclosed rear garden, providing an excellent outdoor space for relaxation or entertaining. Additional features include a detached summer house, perfect for use as a home office or leisure room, and a garage en bloc offering convenient storage or parking.

This well-located home combines generous living accommodation with fantastic outdoor space, all within easy reach of beautiful green areas and local amenities.

The property is accessed via its own private entrance, opening into a welcoming lobby with stairs rising to a bright and well proportioned first-floor hallway, from which all principal rooms are accessed.

The elegant lounge/dining room forms the heart of the home, centred around a charming feature fireplace and enjoying a



pleasant outlook over the rear garden through a double glazed window, creating a light filled and inviting living space ideal for both relaxing and entertaining.

The adjoining fully fitted kitchen is thoughtfully designed, offering an excellent range of units, generous worktop space and ample storage, perfectly suited to modern day living. The bathroom is appointed with a stylish white suite, complemented by fully tiled walls for a sleek and contemporary finish.

Both bedrooms are well-proportioned double rooms, each benefiting from built-in wardrobes, providing excellent practical storage while maintaining clean, uncluttered spaces.

Externally, the property boasts a particularly impressive private rear garden, fully enclosed, offering a high degree of privacy. The garden is beautifully arranged with a well kept lawn edged by established flowerbeds. A insulated garden office provides a versatile and tranquil retreat, ideal as a home office, studio, or space to unwind, making this outdoor space perfect for year round enjoyment.

Ewell 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 including a number of Ofstead 'Excellent' rated schools again at all age groups.

While West Ewell equally offers fantastic transport links to London and beyond along with a number of great local amenities and attractions such as Horton Country Park, Hogsmill Nature Reserve, local leisure and gyms including the popular David Lloyd.

Tenure - Leasehold  
Length of lease (years remaining) - 900  
Annual ground rent amount (£) - £15.00  
Annual service charge amount (£) - £575.00  
Council tax band - C

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.



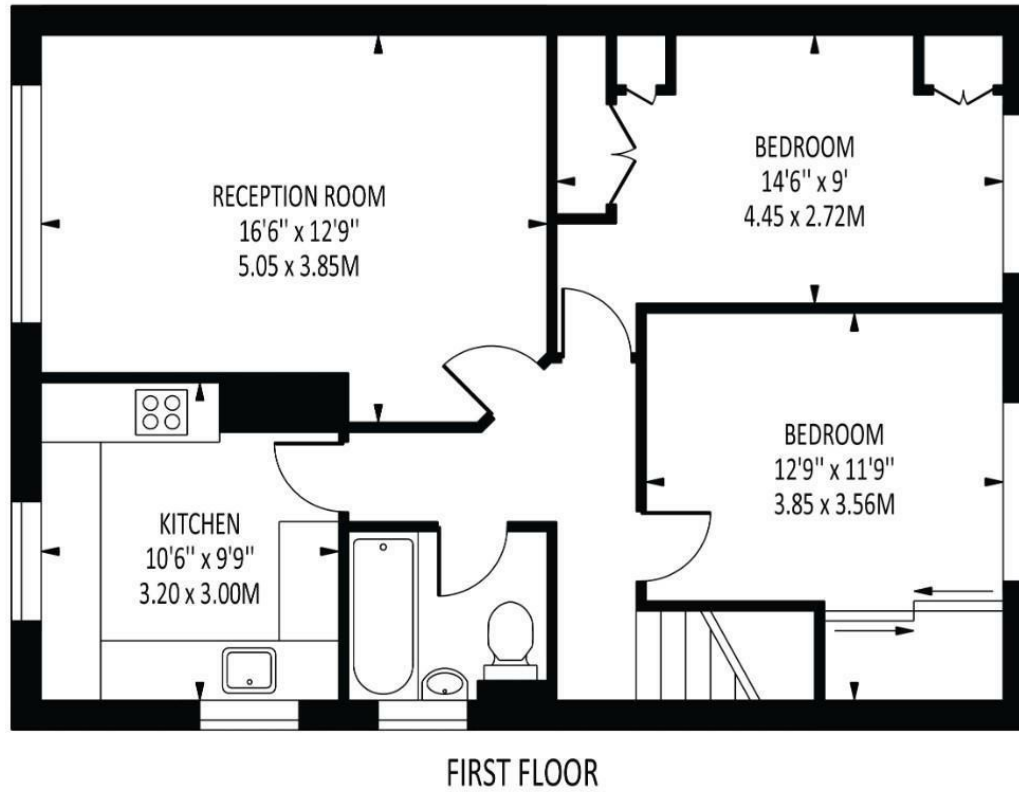
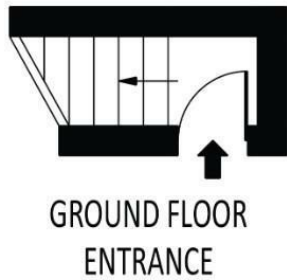
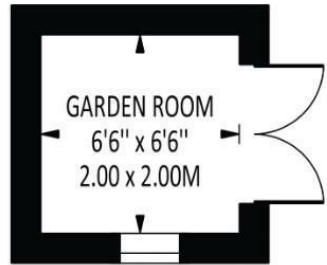


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Larkspur Way

Total Area: 763 SQ FT • 70.85 SQ M  
(Including Garden Room)  
Garden Room Area : 43 SQ FT • 4.00 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

