Mark Anthony

Estate Agents



44 West Gardens, Ewell Village, Surrey, KT17 1ND

Offers in excess of £650,000

3 1 2 C









44 West Gardens, Ewell Village, Surrey, KT17 1ND

Offers in excess of £650,000

Mark Anthony Estate Agents are pleased to market this extremely well presented family home situated in the heart of Ewell Village; with its excellent local shops, restaurants, schools (Glyn, Ewell Grove and Castle) and Mainline transport links to London.

The property features a reception hall with built in office furniture providing an ideal study area or work from home space, reception with built in storage and log burning stove leading to an open plan rear dining area with bi folding doors and modern fitted kitchen with integrated appliances, an ideal space for entertaining and modern day living. There is also a downstairs cloakroom.

On the first floor there is a landing with a glass balustrade, three bedrooms of which two have built in wardrobes. Modern fully tiled bathroom with white suite and separate shower cubicle.

Off road parking to the front, 70 ft Westerly aspect rear garden with a raised paved terrace, lawn and play areas with artificial grass.

There is a detached outbuilding that is currently being used as a hair salon, this could be used as a home office, beauty room or games room.

Viewing is recommended to fully appreciate this wonderful family home.

- Extremely well presented open plan family home with three bedrooms
- Reception hall with built in office furniture
- Open plan rear dining area with bi folding doors and modern fitted kitchen
- 70 ft Westerly aspect rear garden
- Situated in the heart of Ewell Village
- Reception with built in storage and log burning stove
- Downstairs cloakroom
- Detached outbuilding that is currently being used as a hair salon
- Epc Rating: C

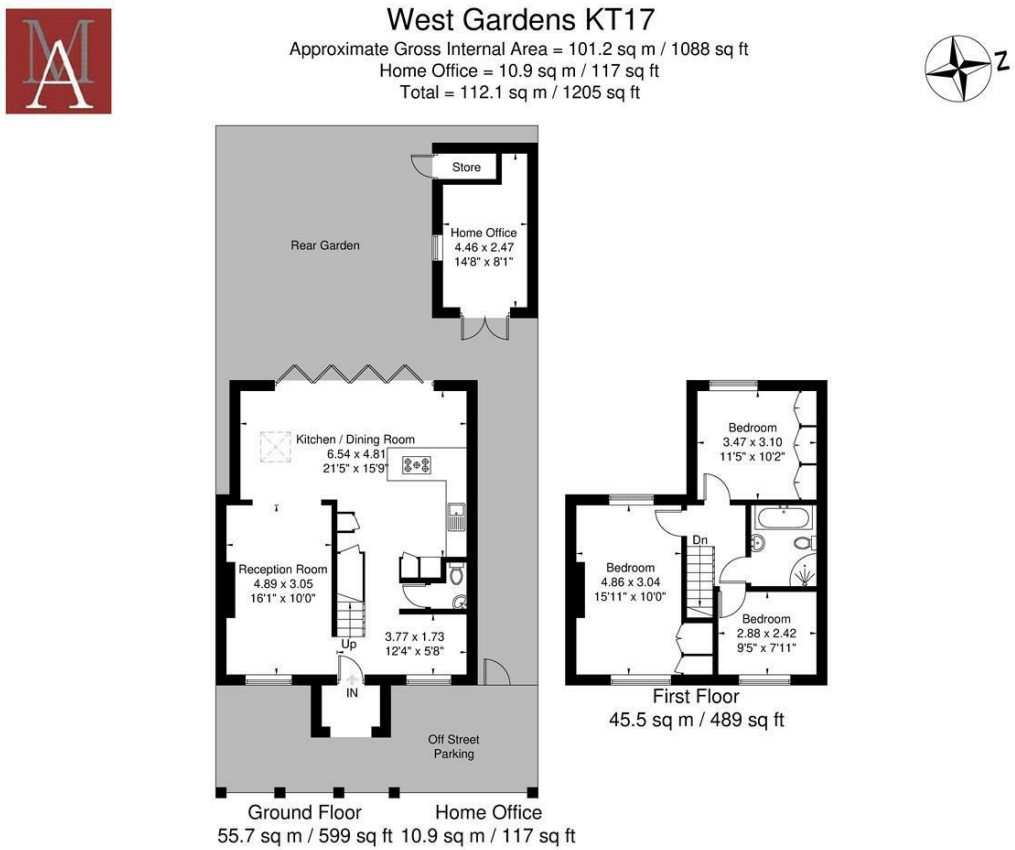




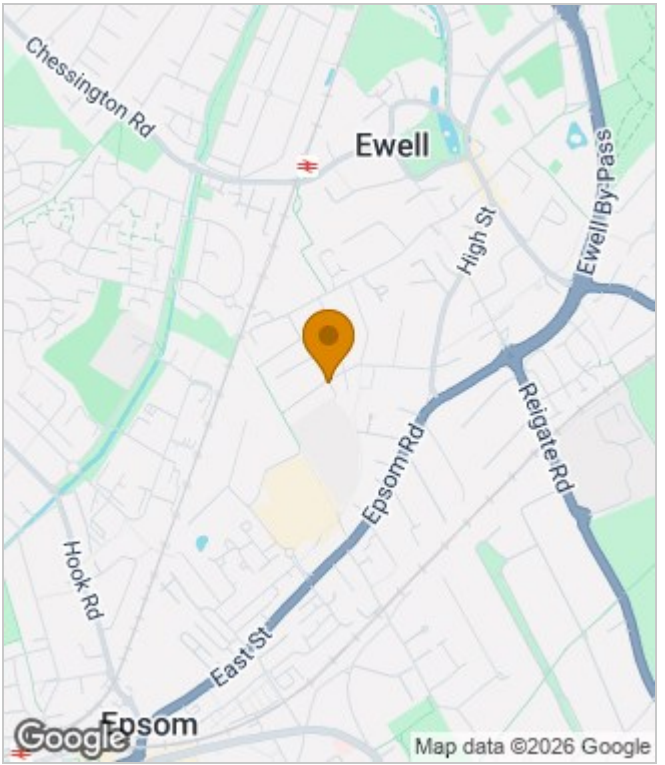




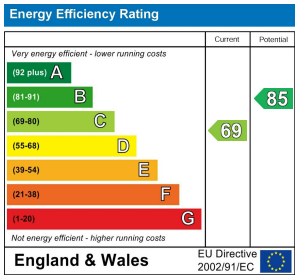
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Mark Anthony Estate Agents 28 High Street, Ewell, Surrey, KT17 1RW
Tel: 02083937275 Email: mark@markanthonyestateagents.co.uk https://www.markanthonyestateagents.co.uk