



The **PERSONAL** Agent

Pemberley Chase, West Ewell
£440,000

Pemberley Chase

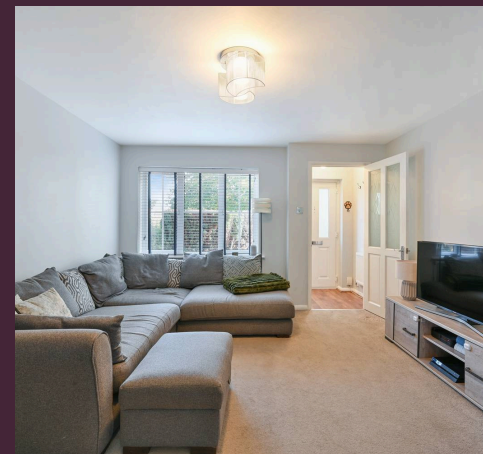
West Ewell, Epsom

- Two-bedroom mid-terraced family home
- Beautifully presented and in excellent condition throughout
- Spacious living room
- Generous kitchen/diner
- Two well-proportioned bedrooms
- Family bathroom
- Entrance porch
- Useful understairs storage cupboard
- Additional first-floor storage cupboard
- Approximately 693 sq. ft. of accommodation arranged over two floors

Upstairs, the property comprises two well proportioned bedrooms, served by a family bathroom and a useful additional storage cupboard off the landing.

Combining a practical layout with a lovely standard of presentation, this attractive home would make an excellent purchase for first time buyers, young families or those looking to downsize.

Early viewing is highly recommended to fully appreciate the accommodation and condition this wonderful home has to offer.





Description

The ground floor features a welcoming and well-proportioned living room, providing a comfortable and inviting space to relax, unwind and enjoy time with family and friends.

The room offers a pleasant atmosphere, making it ideal for both everyday living and quieter evenings at home.

Leading through from the living room is a spacious kitchen/diner, which forms the heart of the home and provides an excellent space for both daily family life and entertaining guests.

With ample room for cooking, dining and socialising, this versatile area offers a practical and sociable layout to suit a variety of needs.

Further enhancing the functionality of the ground floor is a useful under-stairs storage cupboard, providing valuable additional space for household essentials, coats and shoes.

A separate entrance porch completes the accommodation on this level, offering a practical transition into the home and helping to keep the main living areas organised and clutter free.



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 Ofsted '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.

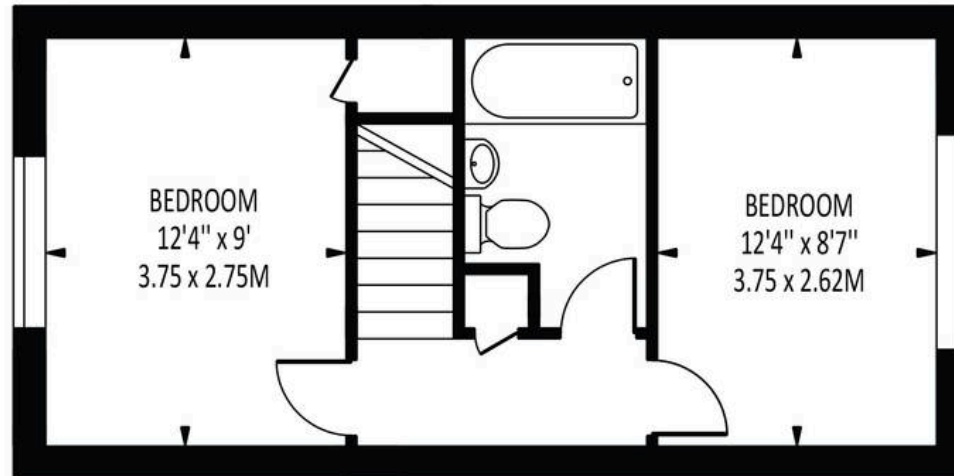
Council Tax band: D

Tenure: Freehold

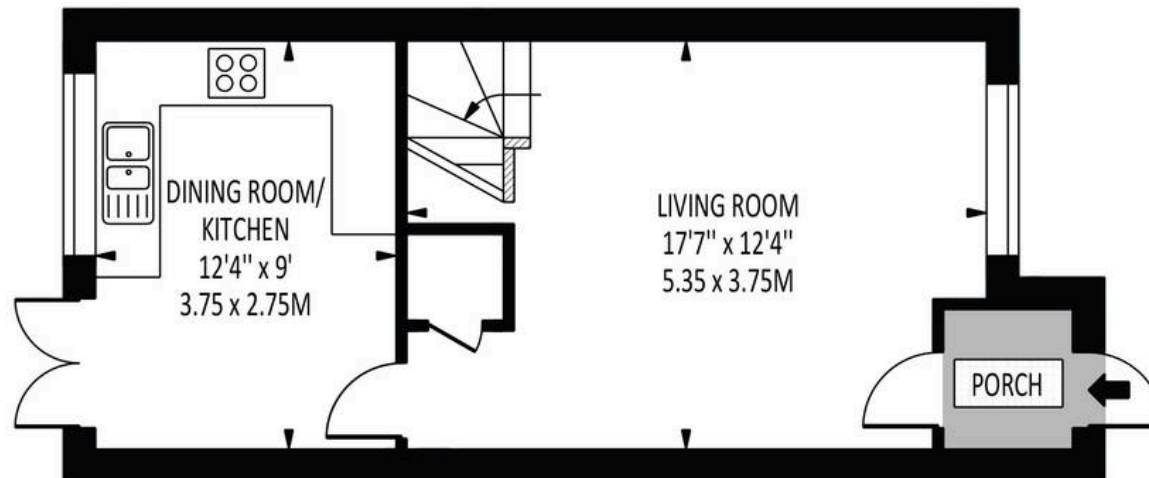
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





FIRST FLOOR



GROUND FLOOR

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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