



Fairfield Way, Ewell Court

The **PERSONAL** Agent

# Offers In Excess Of £750,000 Freehold

- Attractive Bay Fronted Detached House
- Entrance Hall and Downstairs Utility/W.C
- Separate Living Room With Wood Burner
- Modern Fully Fitted Kitchen
- Dining Room With Bi Folding Doors
- Bedroom Four/Family Room
- Three Further Bedrooms
- Modern Family Bathroom
- Level Rear Garden With Workshop/Office
- Private Block Paved Driveway

This attractive bay fronted detached family home awaits its new owners. Boasting well appointed accommodation spread over approximately 1850 Sq. Ft, this property offers a wealth of flexible living space and is conveniently located in the desirable area of Ewell Court.

Thoughtfully designed with a practical and flexible layout, this stylish home caters to the needs of day to day family life. Whether you're looking to entertain in the spacious reception rooms or relax in one of the well-appointed bedrooms, this property offers the perfect blank canvas for you to add your personal touch and create a space that truly reflects your style.

Don't miss the opportunity to make this fine family home yours and experience the harmonious blend of comfort, convenience, and potential it has to offer.

A large and welcoming entrance hall provides access to a spacious bay fronted living room with a cosy wood burning stove



providing a quiet space away from the rest of the house to relax. There is a fully fitted modern kitchen with integrated appliances and a matching breakfast bar, and from the kitchen is a dining room with bi folding doors which links directly to the rear garden. The ground floor is completed by a useful utility room with W.C and a fourth bedroom or a separate family room for the kids or grandkids to enjoy.

On the first floor there are three well proportioned bedrooms and off the landing there is a modern family bathroom and handy separate shower room. From the landing there is access to a large adaptable loft space which provides further scope for expansion, subject to planning permission.

Outside is also nicely thought out with a large driveway and a side gate with access to a sunny and secluded level rear garden with paved terrace seating area, lawn and pathway to a fully equipped workshop or home office and brick built storage shed both with power and lighting.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Tenure - Freehold  
Council tax band - E

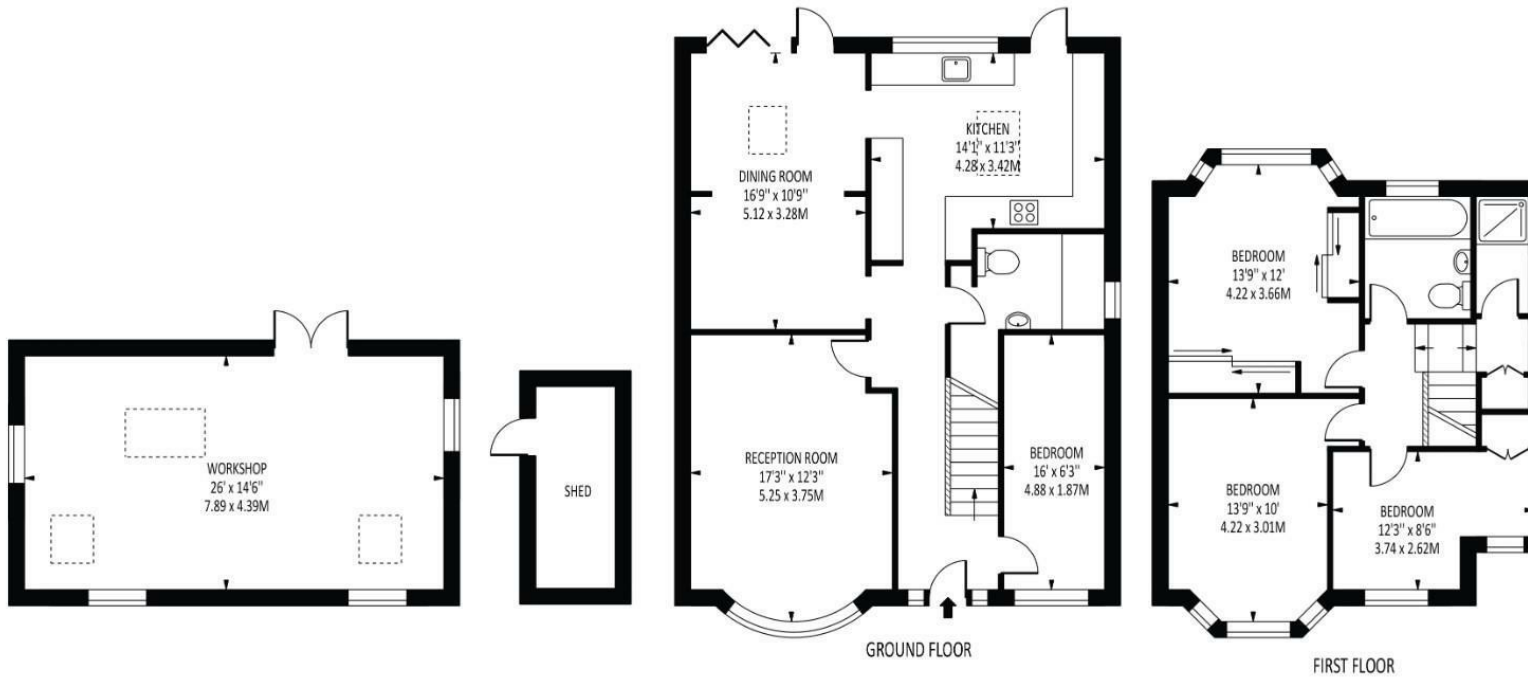






## Fairfield Way

Total Area: 1852 SQ FT • 172.04 SQ M  
(Including Workshop & Shed)  
Workshop Area : 373 SQ FT • 34.64 SQ M  
Shed Area : 61 SQ FT • 5.70 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (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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**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.

