Mark Anthony
Estate Agents



25 Cullerne Close, Ewell Village, KT17 1XY

**Offers in excess of £975,000**

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# 25 Cullerne Close, Ewell Village, KT17 1XY

## Offers in excess of £975,000

Mark Anthony Estate Agents are delighted to market this attractive four bedroom detached family home, built by Charles Church in 1993. Situated in a quiet cul-de-sac in the heart of Ewell Village. The location is ideal for village life with its local shops and restaurants. Ewell West mainline station with frequent services to London Waterloo is less than a 5 minute walk, via a public footpath through Gibraltar Recreation Ground. The property is ideally situated for Ewell Grove, Glyn, St Clements and Ewell Castle Schools.

The accommodation comprises of an entrance hall, double aspect sitting room with double doors to a separate dining room, modern fitted kitchen diner with integrated appliances as well as a practical separate utility room and a downstairs WC. On the ground floor there is also a snug currently being used as a study.

On the first floor there is a master bedroom with fitted wardrobes and ensuite shower room, three further good size bedrooms and family bathroom with white suite.

Outside there is a block paved driveway creating ample off road parking, detached double garage and landscaped rear garden.

The property also features double glazing, gas radiator heating and comes to the market as end of chain.

The property represents a fantastic opportunity to purchase a modern home, within Ewell Village that has had only one owner from new.

- Attractive detached family home located in Ewell Village
- Situated on a corner plot within a Cul de sac
- Excellent local shops, restaurants, schools and two mainline train station to London are on your door step
- Three reception rooms
- Four bedrooms, two bathrooms
- Modern fitted kitchen diner with integrated appliances
- Landscaped rear garden
- Driveway, detached double garage
- No onward chain
- EPC Rating: D

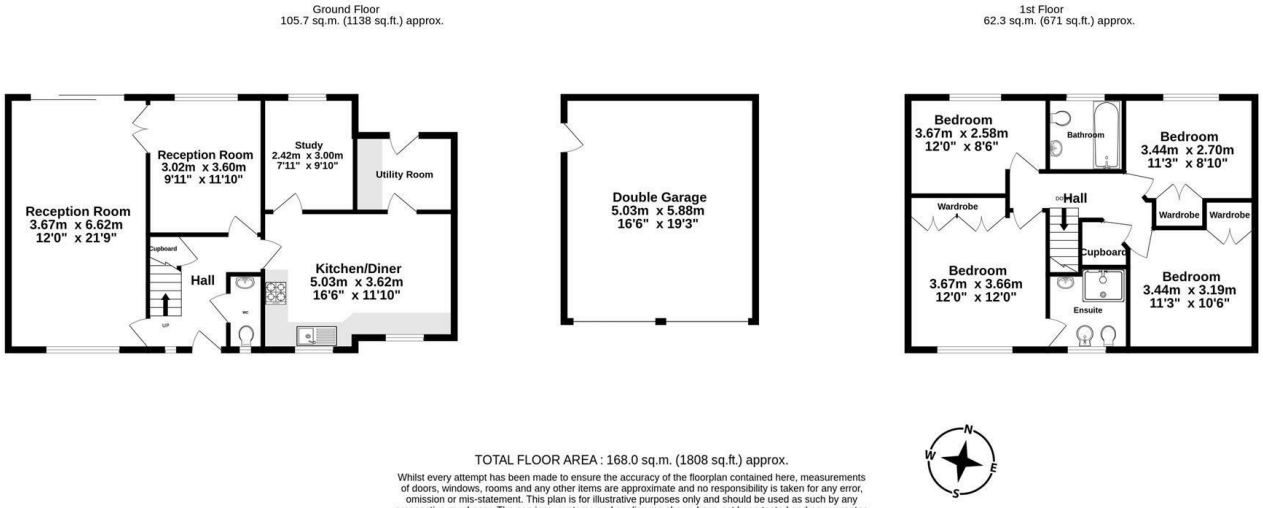








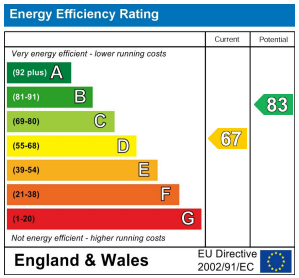
## Floor Plans




## 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.


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