



Kingston Road, Ewell Village

The **PERSONAL** Agent

# Guide Price £425,000

## Leasehold

- Spacious Split Level Maisonette
- Private Front Entrance and Lobby
- Spacious Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Family Bathroom
- Three Double Bedrooms
- Private Fully Enclosed Rear Garden
- Long 171 Year Lease
- Ewell Village Location
- No Onward Chain

A spacious split level maisonette offering three double bedrooms and a private, fully enclosed landscaped rear garden, positioned in a highly sought after location close to Ewell Village and available with no onward chain.

Just a few minutes' walk from the heart of Ewell Village, this impressive home enjoys its own private front entrance and rear garden. Tastefully updated throughout, it provides generous accommodation of approximately 1,211 sq ft, including ample eaves storage and a brick built storage shed, adding both practicality and convenience.

Homes of this style are renowned for their exceptional proportions, often surpassing the size of more modern alternatives, making them an ideal choice for buyers seeking a property that bridges the gap between an apartment and a traditional house.

Whether you're searching for your first home, planning to downsize, or seeking a strong rental investment, this versatile and well presented maisonette truly ticks all the boxes.

Step through the private front entrance into a lobby with stairs rising to the first floor, where the home's spacious feel begins to unfold. The beautifully proportioned lounge and dining room is an immediate showstopper,



enhanced by engineered wood flooring that adds warmth and sophistication, while bespoke wooden shutters frame the double glazed windows with timeless style. The adjoining kitchen continues the premium feel with its sleek, contemporary design and thoughtful layout, perfect for both everyday living and effortless entertaining.

The impressive split-level accommodation is what truly sets this property apart. Three bright double bedrooms offer serene retreats, each benefitting from the home's exceptional sense of space. The second floor enjoys ample eaves storage, providing a discreet and highly practical solution rarely found in homes of this style. The family bathroom provides a peaceful sanctuary, finished with a high quality matching suite that invites you to linger rather than rush.

Outside, the fully enclosed, landscaped rear garden is a private haven, laid mainly to lawn and complemented by a generous terrace patio, an ideal setting for alfresco dining, summer gatherings, or quiet moments outdoors and has direct access to London Road Recreation Ground. A brick built storage shed adds practicality without compromising the garden's refined aesthetic.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café,

and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Nearby Epsom 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. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold  
Length of lease (years remaining) - 171  
Annual ground rent amount (£) - Peppercorn  
Annual service charge amount (£) - 965.71 p/a  
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.

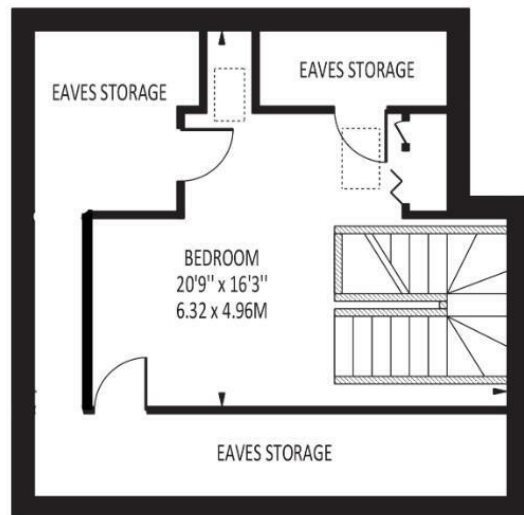




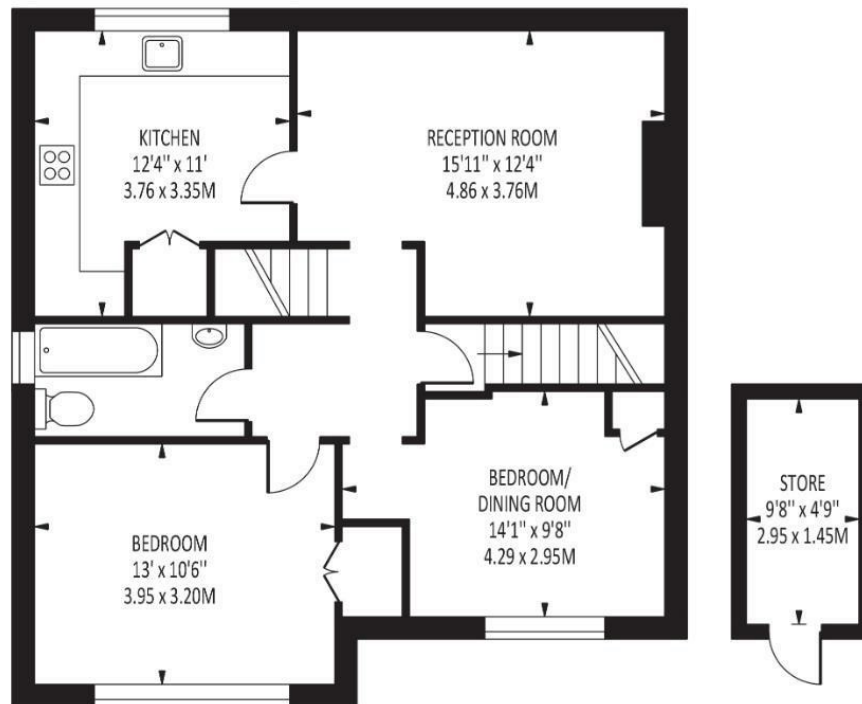
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## Kingston Road

Total Area: 1223 SQ FT • 113.66 SQ M  
(Including Eaves Storage & Store)  
Eaves Storage Area : 170 SQ FT • 15.75 SQ M  
Store Area : 46 SQ FT • 4.28 SQ M



GROUND FLOOR  
ENTRANCE



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 |                         |           |
|                                             | 48                      | 66        |
| England & Wales                             | EU Directive 2002/91/EC |           |

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Epsom, Surrey, KT18 7RG  
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#### STONELEIGH/EWELL OFFICE

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020 8393 9411

#### BANSTEAD OFFICE

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#### TADWORTH & KINGSWOOD OFFICE

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#### LETTINGS & MANAGEMENT

157 High Street  
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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.

