



Rowden Road, West Ewell

The PERSONAL Agent

# Guide Price £450,000

## Freehold

- Three bedroom family home
- Private driveway to front
- Spacious lounge/dining room
- Modern fully fitted kitchen
- Ground floor family bathroom
- Three good sized bedrooms
- Level and secluded rear garden
- Popular area close to Hogsmills NR
- Short walk to local shops and schools
- Affordable family home or downsize

A well appointed three bedroom family home with a private driveway and a level rear garden, ideally positioned close to the Hogsmill Nature Reserve, highly regarded local schools, everyday shops and convenient transport links.

This well cared for property offers an affordable opportunity to acquire a spacious family home, perfect for young families, first time buyers or downsizers. Its location within a short walk of Ewell High School and a picturesque nature reserve provides the ideal setting for dog walks, outdoor adventures and family time.

As you approach the property, a notable feature is the private driveway, providing convenient off road parking, a rare and enviable feature seldom available in comparable properties, and one you'll truly



appreciate when unloading the weekly shop or returning home without the need to search for nearby parking.

The house itself has a warm and inviting feel, with a spacious lounge featuring a large double glazed window to the front that allows plenty of natural light to flood the room, creating an ideal space to relax or entertain. From here, you have access to a sleek, contemporary kitchen that's a pleasure to cook in and flows seamlessly out to the secluded rear garden, which also benefits from practical side access perfect for bikes, bins, gardening tools or muddy boots after a walk through the nearby nature reserve.

A family bathroom completes the ground floor, allowing the first floor to offer three good sized bedrooms, providing space and privacy for all family members to enjoy.

Nearby Ewell and Ewell Village offers a variety of shops, restaurants, cafés and pubs. 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.

Tenure: Freehold.  
Council Tax Band: D

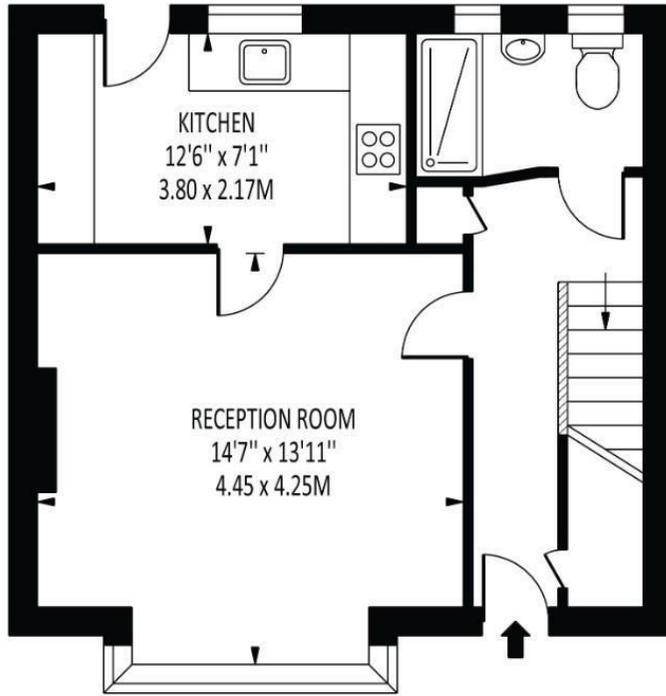




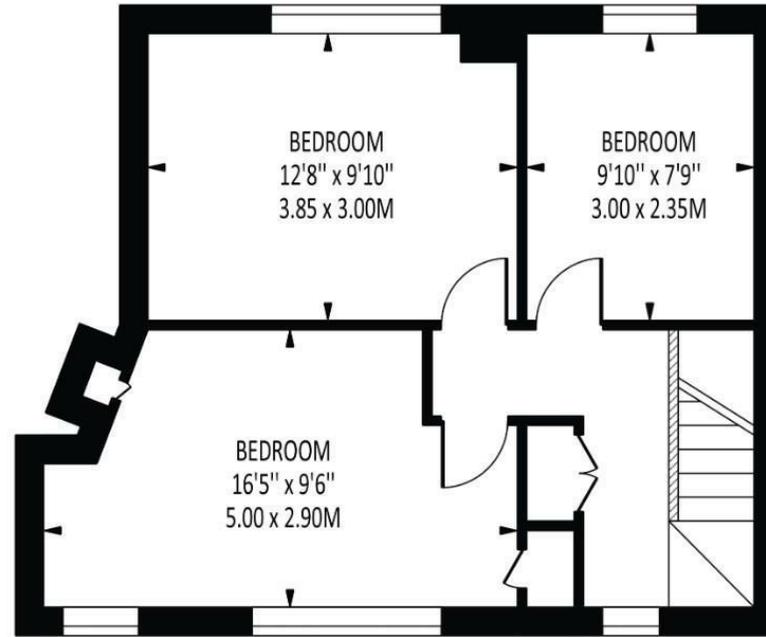
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Total Area: 867 SQ FT • 80.56 SQ M



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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**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.

