



St. Marys Close, Ewell

The PERSONAL Agent

£385,000

Leasehold

- Beautifully presented three-bedroom first floor maisonette
- Spacious and well-balanced accommodation throughout
- Bright and generous living room
- Modern fitted kitchen
- Three well-proportioned bedrooms
- Contemporary family bathroom
- Larger-than-average private rear garden
- Excellent condition throughout with minimal work required
- Quiet and popular residential cul-de-sac location
- Ideal for first-time buyers, downsizers, or investors



The Personal Agent are delighted to welcome to the market this beautifully presented and deceptively spacious three-bedroom first floor maisonette, set within a quiet and popular residential cul-de-sac.

The property is offered in excellent condition throughout and provides well-balanced accommodation ideal for first-time buyers, downsizers, or investors alike. The layout comprises a bright and generous living room, a modern fitted kitchen, three well-proportioned bedrooms, and a contemporary family bathroom.

One of the standout features of this home is the larger-than-average private rear garden, offering excellent outdoor space for entertaining, relaxing, or

families to enjoy — a rare benefit for properties of this style.

Further benefits include ample natural light throughout, a practical layout, and a convenient location close to local amenities, transport links, and well-regarded schools.

Internal viewing is highly recommended to fully appreciate the space, condition, and garden this fantastic home has to offer.

Situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately

35 minutes). It also offers easy access to the A3 and M25 (Junction 9).

Tenure - Leasehold

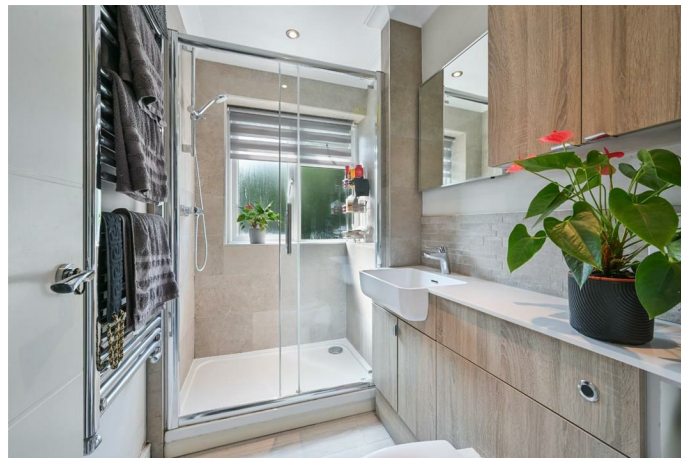
Length of lease (years remaining) - 120 Years

Annual ground rent amount (£) - Peppercorn ground rent set when the lease was extended

Annual service charge amount (£) - £0

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.

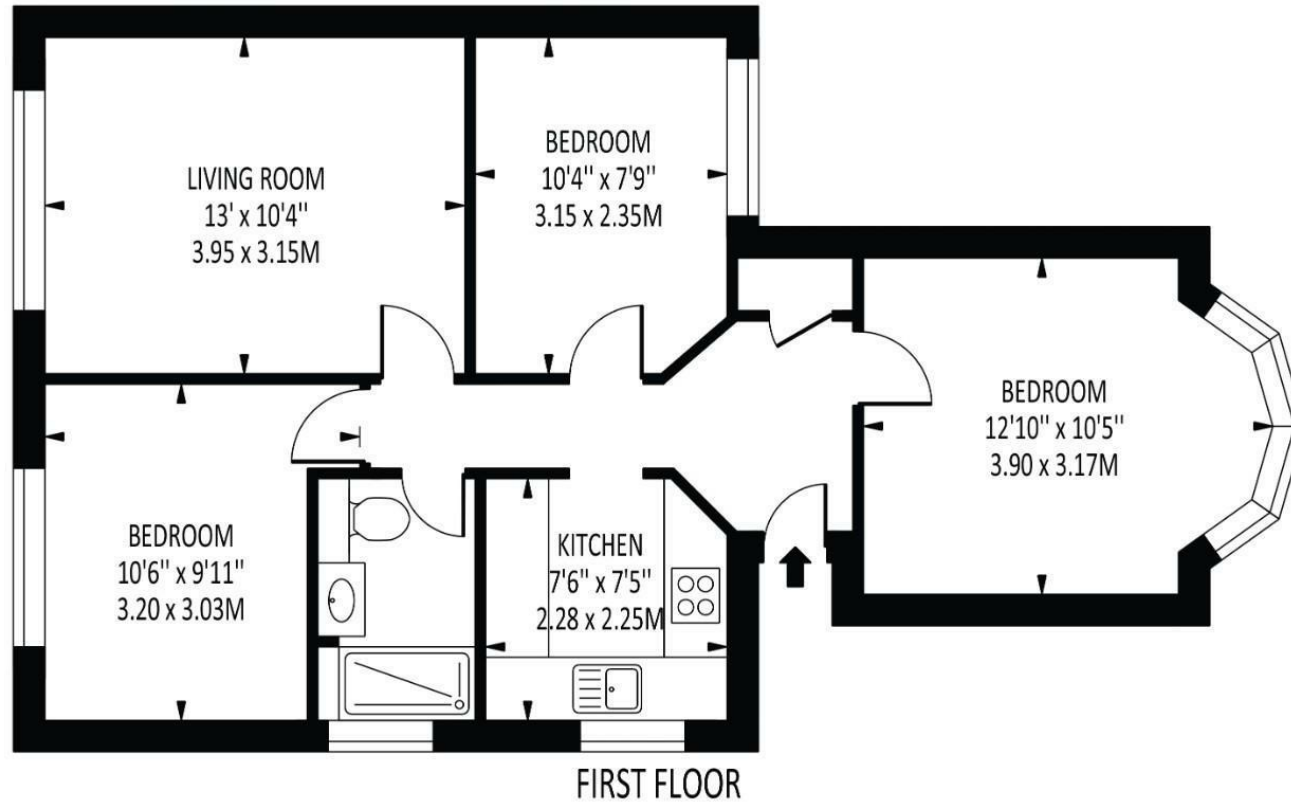




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Total Area: 610 SQ FT • 56.70 SQ M



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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The **PERSONAL**
Agent

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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.

