



Fennells Mead, Ewell Village

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Fantastic Location Close to Ewell Village
- Well Appointed Throughout
- Three Bedroom House
- Entrance Lobby
- Downstairs Cloakroom
- Spacious Lounge/Dining Room
- Fully Fitted Kitchen
- Family Bathroom
- Pretty and Secluded Garden
- Garage En Bloc

A rare opportunity to secure a beautifully appointed three bedroom home tucked away in a peaceful Close, perfectly positioned just moments from West Ewell Station and Ewell Village. The property benefits from a garage en bloc.

The house has been exceptionally well cared for and maintained, offering a modern and spacious layout with rooms that enjoy an abundance of natural light.

The ground floor features a private entrance lobby with access to a downstairs cloakroom, along with a generous double aspect lounge/dining room that provides the perfect setting for both relaxing and entertaining.



The well designed kitchen has been thoughtfully arranged for cooking and convenience, and benefits from direct access to the pretty rear garden.

Upstairs are three well proportioned bedrooms, each with double glazed windows and fitted wardrobes providing plenty of practical storage, all served by a modern family bathroom.

Outside, the south west facing rear garden is attractively stocked with mature plants, trees and shrubs, complemented by a lawn and a terrace seating area. Enclosed by boundary fencing, it feels private, secluded and offers a peaceful retreat. A useful garage en bloc provides secure off road parking or a practical additional storage space.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure: Freehold
Council Tax Band D



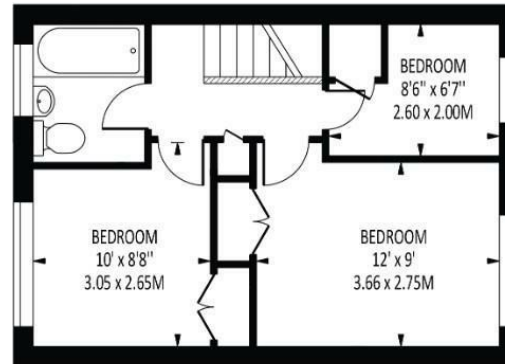


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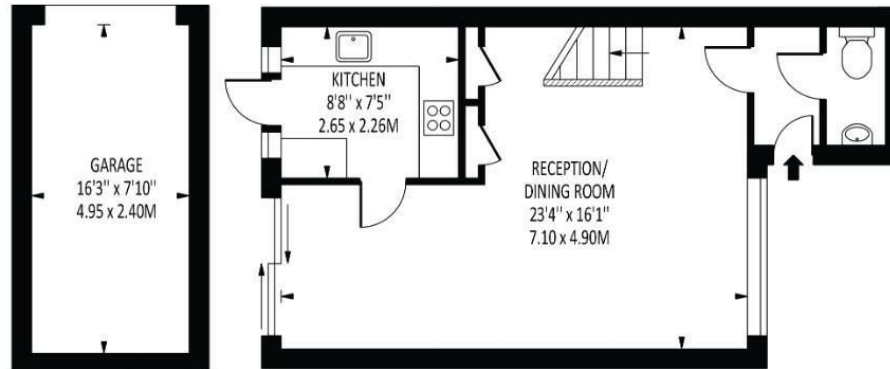


Fennells Mead

Total Area: 918 SQ FT • 85.24 SQ M
(Including Garage)
Garage Area : 128 SQ FT • 11.88 SQ M



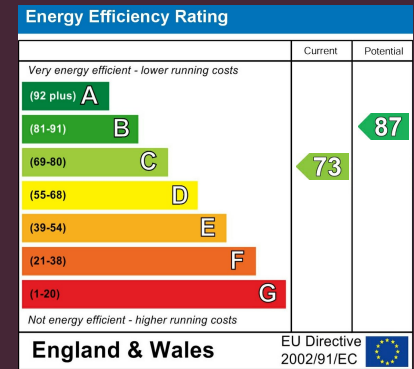
FIRST FLOOR



GROUND FLOOR

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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