



Church Road,

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Charming Detached Bungalow
- Enclosed Entrance Porch
- Traditional Entrance Hall
- Double Aspect Lounge/Dining Room
- Fully Fitted Kitchen with Utility Room
- Master Bedroom with Fitted Wardrobes
- Two Further Inter-connected Bedrooms
- Wet Room Style Shower
- Level Rear Garden and Private Driveway
- Convenient Location and No Onward Chain

A delightful detached bungalow tucked away in a peaceful setting, providing flexible accommodation, a private driveway and a beautifully level rear garden. Available with no onward chain, it presents an excellent opportunity for buyers looking to move swiftly.

Offering generous room proportions and an enviable setting this bungalow is perfect for anyone looking to downsize without giving up space or convenience. The property benefits from parking for two to three cars with gated access to a mature rear garden, and easy access to the tranquil Hogsmill Nature Reserve, perfect for leisurely walks and a relaxed pace of life.

An enclosed entrance porch provides secure entry and opens into a traditional entrance hall with doors to all rooms. The spacious double aspect through lounge/dining room flows into a modern, fully fitted kitchen and a useful utility room with direct access to the rear garden. The bedrooms are generously proportioned, with the principal bedroom benefiting from a bay



window that floods the room with natural light and offers ample fitted wardrobes and cupboards. The remaining bedrooms are inter-connected, providing excellent versatility as a home office, dressing room or additional reception space. The bathroom has been thoughtfully converted into a practical wet room with matching white suite.

Outside, the well stocked rear garden will appeal to keen gardeners or young families and provides a peaceful retreat in which to relax and for children to play. There is a hardstanding area ideal for entertaining, along with a useful potting shed for storing garden furniture and tools.

The picturesque Ewell Village is less than half a mile away and 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 fairs. 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

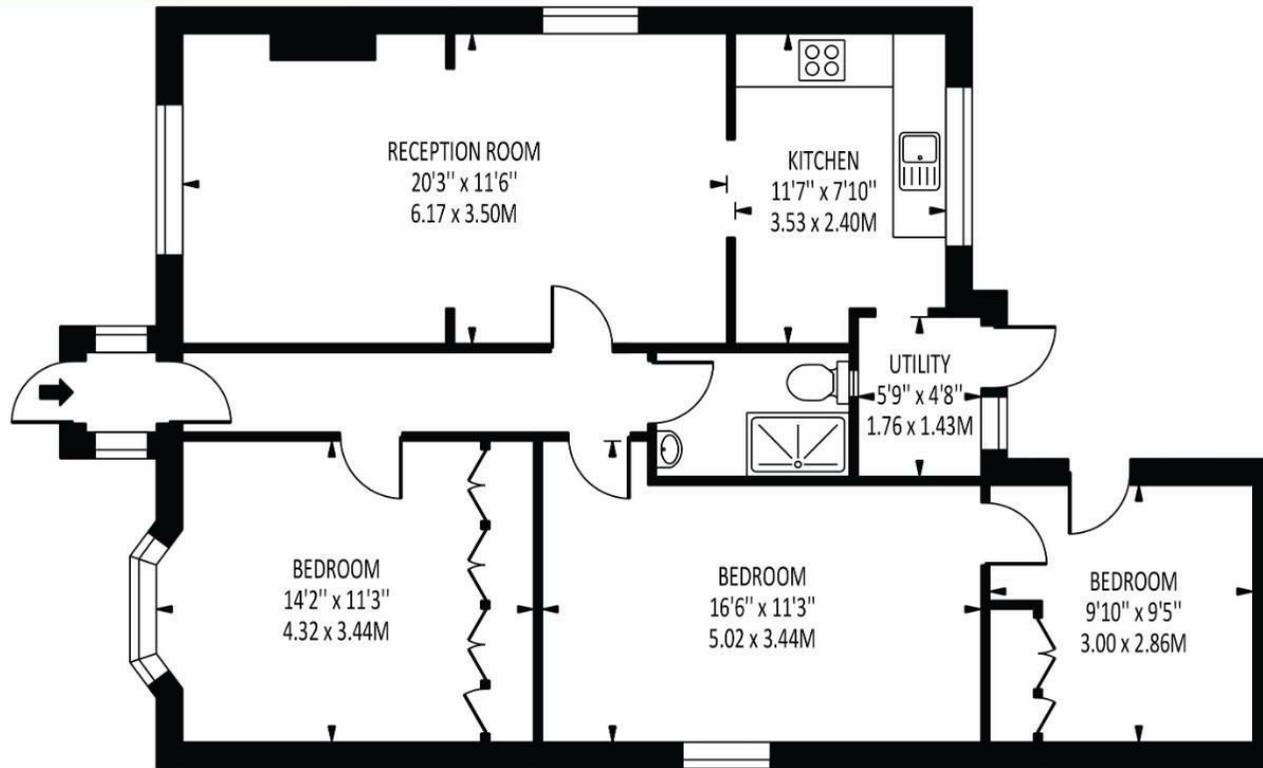
connections to London.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure - Freehold
Council tax band - D







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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