



Poole Road, Ewell

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Extended Semi Detached Family Home
- Enclosed Entrance Porch
- Entrance Hall
- Living Room
- Dining Room
- Family Room
- Kitchen
- Four Bedrooms
- Bathroom and En-Suite Cloakroom
- Level Rear Garden and Driveway

A four bedroom semi detached family home with rear extension, loft conversion, driveway and a well established level rear garden. The property is located in popular residential area close to good schools and Hogsmill Nature Reserve.

From the moment you arrive, the house sets a welcoming tone. A practical porch and entrance hall leads into a well proportioned living room, filled with natural light from the bay window. This space would provide calm and comfortable evenings in, yet generously sized for hosting friends or family. A feature fireplace anchors the room, adding character and creating a warm focal point.

Flowing seamlessly beyond is the dining room, perfectly placed at the heart of the home. Whether used for family meals, homework sessions or informal gatherings, this room connects naturally to the rear of the property and reinforces the home's sociable layout.

The kitchen has been thoughtfully arranged to maximise both storage and worktop space, with contemporary cabinets, integrated appliances and a stylish finish that balances practicality with modern living. The adjoining rear extension opens up into a bright family room, a superb everyday living space flooded with light and offering direct access to the garden via double doors. This room sits perfectly between indoors and out, ideal for relaxed family time.



Upstairs, the first floor offers three well proportioned bedrooms, including the principal bedroom, which sits to the front and enjoys the bay window and offering ample space for storage. The other two bedrooms provide flexible options as children's rooms, guest bedrooms or home office space. A modern family bathroom serves this floor, fitted with a bath and overhead shower.

The loft conversion adds another impressive layer of accommodation, creating a spacious bedroom with excellent head height, skylight windows and extensive eaves storage. This upper floor offers a peaceful retreat, ideal as a principal suite, teen bedroom or private workspace tucked away from the main household.

Outside, the rear garden is laid mainly to lawn, providing space for play, entertaining and relaxation. A defined patio area sits adjacent to the house, perfect for outdoor dining and offers both privacy and versatility for growing families.

To the front, a private driveway adds everyday convenience. Altogether, this extended and thoughtfully arranged home delivers versatile living across three floors, blending character, space and modern functionality. It's a home designed not just to be lived in but enjoyed, adapted and grown into.

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 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 - E



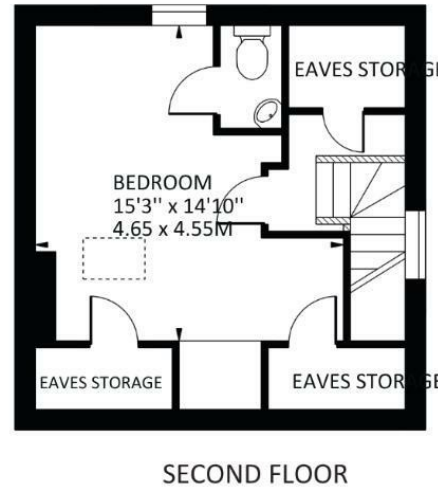
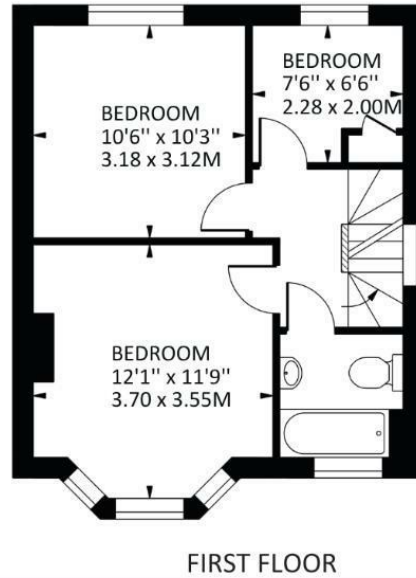
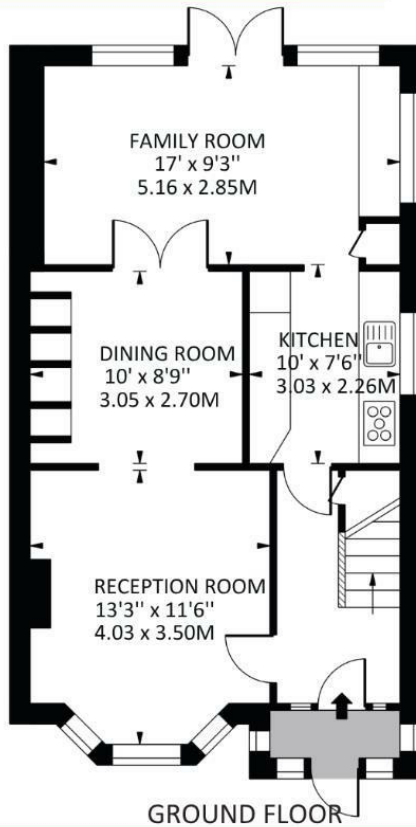


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Total Area: 1248 SQ FT • 115.90 SQ M
 (Including Eaves Storage & Restricted Height Area)
 Eaves Storage & Restricted Height Area : 61 SQ FT • 5.64 SQ M



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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(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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