



Fairway Close, Ewell Court

The PERSONAL Agent

Guide Price £615,000

Freehold

- Three bedroom linked detached home
- Tucked away corner plot in quiet cul de sac
- Flexible layout to suit families or downsizers
- Bright lounge with garden access
- Second reception room/bedroom option
- Kitchen/Breakfast Room
- Private driveway and attached garage with potential for conversion (STPP)
- Secluded, mature rear garden
- Highly sought after Ewell Court location
- No onward chain

Set within a quiet and highly sought after cul de sac in Ewell Court, this charming three bedroom linked detached home offers a wonderful balance of privacy, flexibility, and extension potential perfect for growing families or those looking to downsize without compromise.

Occupying a secluded corner position, the home enjoys a peaceful setting with a welcoming sense of retreat from the moment you arrive.

A private driveway and attached garage provide ease and convenience, while the surrounding greenery hints at the tranquillity found throughout the property.

Step inside and you'll find a layout designed for both everyday comfort and flexibility. The generous lounge forms the heart of the home, a bright and relaxing space with direct access to the garden, making it ideal for family time, quiet evenings, or entertaining friends in warmer months.



A second reception room offers valuable versatility, whether you need a formal dining room, a home office, a playroom, or even a ground floor bedroom, perfect for multi generational living or downsizers seeking future proof space.

The kitchen, overlooking the front garden, provides plenty of storage and worktop space and offers an exciting opportunity to modernise and create a contemporary hub tailored to your own style.

Upstairs, two well sized bedrooms provide comfortable accommodation, accompanied by a spacious bathroom and useful eaves storage, ideal for keeping things neatly tucked away.

The rear garden is a true highlight, peaceful, private, and wonderfully established. Mainly laid to lawn and framed by mature flowerbeds, trees, and shrubs, it's a space to unwind, garden, or enjoy time with family and friends. Whether it's

summer barbecues, children playing, or simply a quiet morning coffee, this is a garden that can be enjoyed in every season.

The attached garage not only provides storage and parking but also presents excellent potential for conversion into additional living space, subject to the usual permissions, ideal for evolving needs over time.

Ewell Court remains a firm favourite for good reason, offering a peaceful residential feel while staying close to local shops, well regarded schools, green open spaces, and convenient transport links. It's a location that suits all stages of life.

Tenure- Freehold
Council Tax Band - D

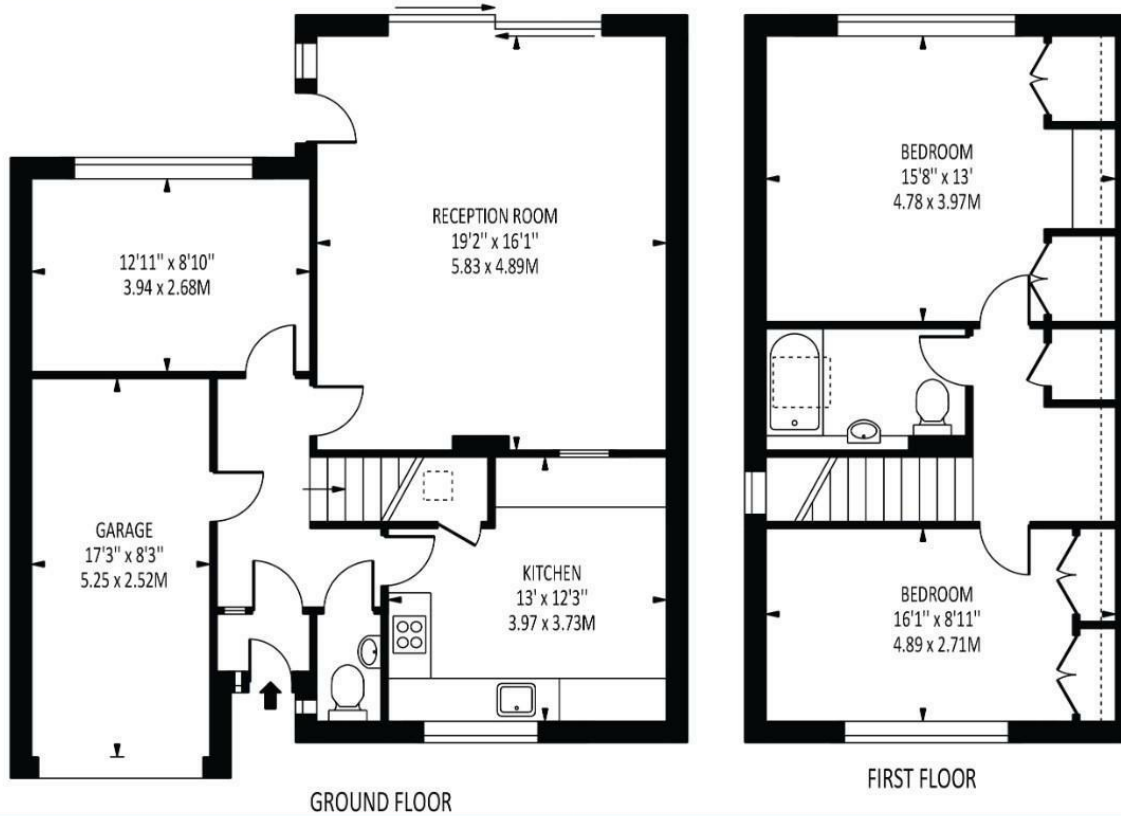




The **PERSONAL** Agent

Fairway Close,
Ewell Court

Total Area: 1342 SQ FT • 124.68 SQ M
(Including Garage & Restricted Height Area)
Garage Area : 142 SQ FT • 13.23 SQ M
Restricted Height Area : 21 SQ FT • 1.92 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	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.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

