



The **PERSONAL** Agent

11 Bluegates, Ewell
£700,000

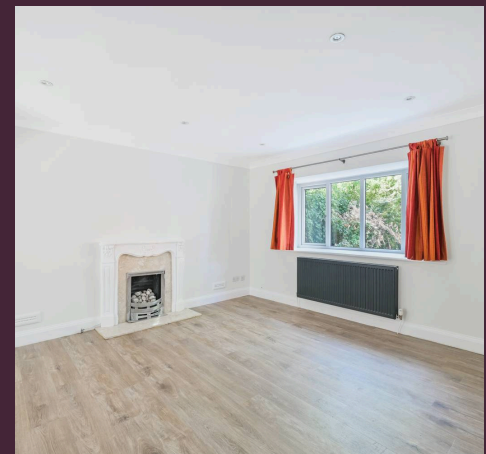
Ewell, Epsom

- Family Home in exclusive development
- Directly Back Nonsuch Park
- Private Driveway
- Entrance Hallway and Downstairs Cloakroom
- Spacious Lounge and Dining Room
- Kitchen/Breakfast Room
- Four Well Proportioned Bedrooms
- Family Bathroom and En suite To Master
- Secluded Rear Garden with Detached Office
- Offered with No Onward Chain

The Personal Agent are delighted to present this impressive four bedroom family home, perfectly positioned within an exclusive cul de sac development backing directly onto the historic Nonsuch Park.

Ideally located, the property is within half a mile of Stoneleigh Broadway, offering a range of shops, restaurants, station and amenities, as well as West Ewell Station, providing convenient transport links.

This superb home is offered to the market with no onward chain, making it an excellent opportunity for families seeking a desirable and well connected home that they can move straight into.





Description

Step inside and the impressive flow of the ground floor immediately stands out. To the front, the generous living room spans over 22ft, creating a welcoming space for cosy evenings while offering plenty of room for larger gatherings. To the rear, the kitchen/dining room stretches across the full width of the house at over 21ft, perfectly suited to modern family life. With plenty of space for cooking, dining and entertaining, it is easy to imagine mornings over coffee, homework around the table and long, sociable meals with friends and family. Direct access to the garden also allows entertaining to naturally flow outside during the warmer months. The 55ft x 36ft rear garden is a real highlight, offering an excellent combination of space, privacy and greenery while backing directly onto parkland. Whether for children to play, summer barbecues or simply relaxing outdoors, this is a fantastic extension of the living space.



At the far end of the garden, a detached office provides an excellent work-from-home solution. Set away from the main house, it offers a quiet, dedicated space with a clear separation between work and home life. Upstairs, four well-proportioned bedrooms provide excellent flexibility for growing families. The larger rooms offer comfortable double accommodation, while the additional bedrooms could also suit children, guests or further home working. A central family bathroom completes the first floor. Designed to adapt to modern family life, this versatile home offers the perfect balance for busy weekdays, relaxed weekends and flexible working. The location further enhances its appeal, with Stoneleigh Broadway close by, excellent transport links from West Ewell Station and Nonsuch Park virtually on the doorstep. The property also falls within the catchment areas for sought-after grammar and comprehensive schools, including Glynn and Rosebery.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Bluegates, KT17 2SA

Total Area: 126.6 m² ... 1363 ft² (excluding garden, office)

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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