



Highfield Drive, Ewell Court

The PERSONAL Agent

# Guide Price £825,000

## Freehold

- 2228 sq ft Detached Chalet Bungalow
- Private Driveway and Attached Garage
- Entrance Hallway and Downstairs Cloakroom
- Spacious Reception Room and Conservatory
- Fully Fitted Kitchen with Adjoining Dining Room
- Three Ground Floor Bedrooms and Family Bathroom
- Two First Floor Bedrooms and Shower Room
- Two Large Interconnecting Storage Rooms
- Well Established Rear Garden
- Sought After Location in Ewell Court

This substantial four/five bedroom detached chalet bungalow is complete with ample driveway, attached garage and a beautifully established level rear garden, is situated on one of Ewell Court's finest roads. Located less than half a mile from Stoneleigh Broadway and Station and close to Ewell Village, the property offers an exceptional opportunity for multigenerational living under one roof.

Tucked away in a highly desirable residential setting, this expansive detached home offers over 2,280 sq ft of versatile accommodation, thoughtfully arranged to suit modern family living and those seeking generous space under one roof. The ground floor unfolds beautifully, with a series of well proportioned rooms that create an effortless sense of flow. The impressive reception room forms the heart of the home, opening into a bright conservatory that draws in natural light and frames views of the garden.

A separate dining room and a spacious kitchen provide clearly



defined areas for both everyday living and entertaining, while the additional office/bedroom five offers the perfect quiet retreat for home working or guest bedroom. Two substantial ground floor bedrooms add valuable flexibility, for those preferring step free living.

Upstairs, the first floor continues the theme of space and comfort, with two further bedrooms and a generous landing that could serve as a reading nook or study area. A well-placed bathroom completes the upper level.

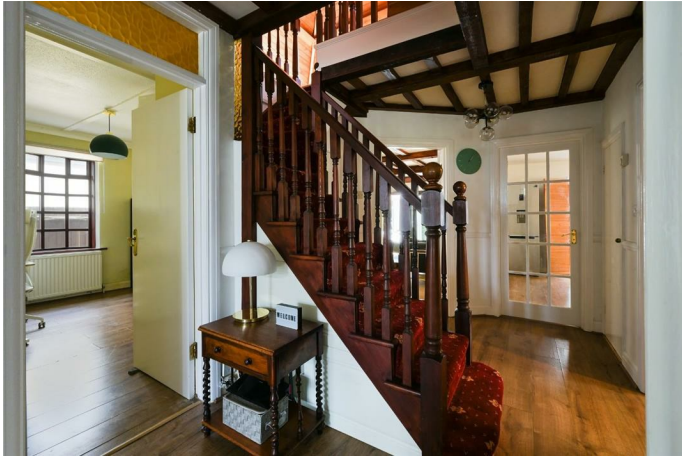
Outside, the property benefits from an attached garage and two large store rooms, offering exceptional storage or potential for workshop space. The mature rear garden provides a peaceful backdrop to daily life, level, private and perfectly suited to outdoor dining, play or simple relaxation.

With its adaptable layout, abundance of space and thoughtful room arrangement, this home is perfectly suited to multigenerational living, growing families or anyone seeking a substantial property with room to evolve.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold  
Council tax band - E

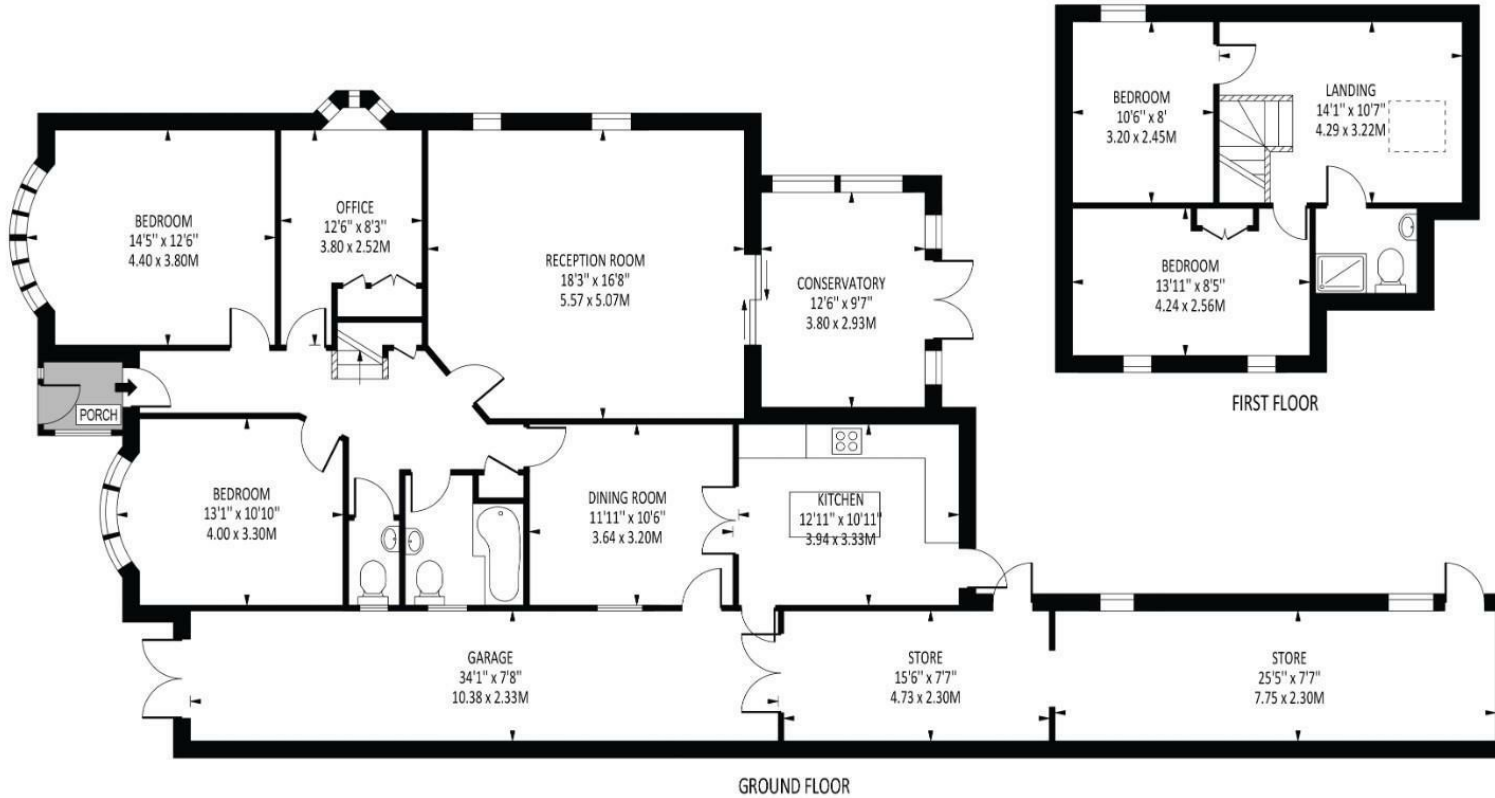




The **PERSONAL** Agent

## Highfield Drive

Total Area: 2282 SQ FT • 212.00 SQ M  
 (Including Garage & Stores)  
 Garage Area : 257 SQ FT • 23.92 SQ M  
 Stores Area : 312 SQ FT • 28.98 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			
		66	82
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.

