



Scotts Farm Road, West Ewell

The **PERSONAL** Agent

Offers In Excess Of £575,000 Freehold

- Enviaible Position with Open Outlook.
- Stylish Semi Detached Family Home
- Entrance Hallway with D/s Cloakroom
- Sleek Fully Fitted Kitchen
- Spacious Lounge/Dining Room
- Principle Bedroom with En Suite
- Two Further Bedrooms With Fitted Wardrobes
- Modern Family Bathroom
- Fully Enclosed Front and Rear Gardens
- Generous Driveway and Attached Garage

This modern and stylish three bedroom semi detached family home occupies an enviable position within this popular Bellway Homes development, benefiting from an attractive open outlook to the front, a generous frontage, and a landscaped rear garden.

This attractive home benefits from a private driveway with parking for two to three cars, together with an attached garage, both accessed from the rear. The property is approached via a fully enclosed front garden with artificial lawn and a pathway to the entrance.

Inside, the contemporary fitted kitchen provides a stylish space for cooking and dining. To the rear, the well-proportioned lounge/dining room enjoys direct access to the garden, while useful understairs storage and three further storage cupboards add practicality. A downstairs WC completes the ground floor.

Upstairs, the principal bedroom features fitted wardrobes and a modern en-suite shower room. Two further bedrooms also



benefit from fitted wardrobes and are served by a stylish family bathroom, while the loft provides additional storage.

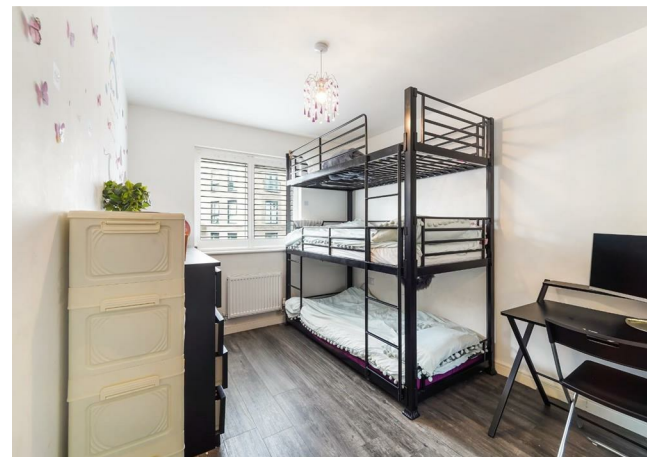
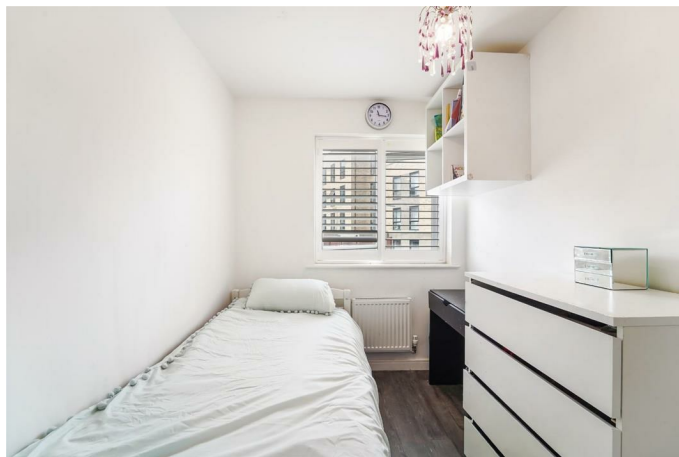
Outside, the easy-care rear garden features a covered pergola seating area, ideal for relaxing and entertaining, with direct access to the driveway and garage. Occupying one of the development's most desirable peripheral plots, the property is also just a short walk from the Hogsmill River and Nature Reserve.

The property is located within several stations and sits equal distance of both Ewell West Station, and Chessington North (Zone 6) and also Tolworth Station (Zone 5).

West Ewell is a well rounded area offering a number of good primary and secondary schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

Tenure: Freehold
Annual service charge amount (£) - 500.00
Council Tax Band- E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



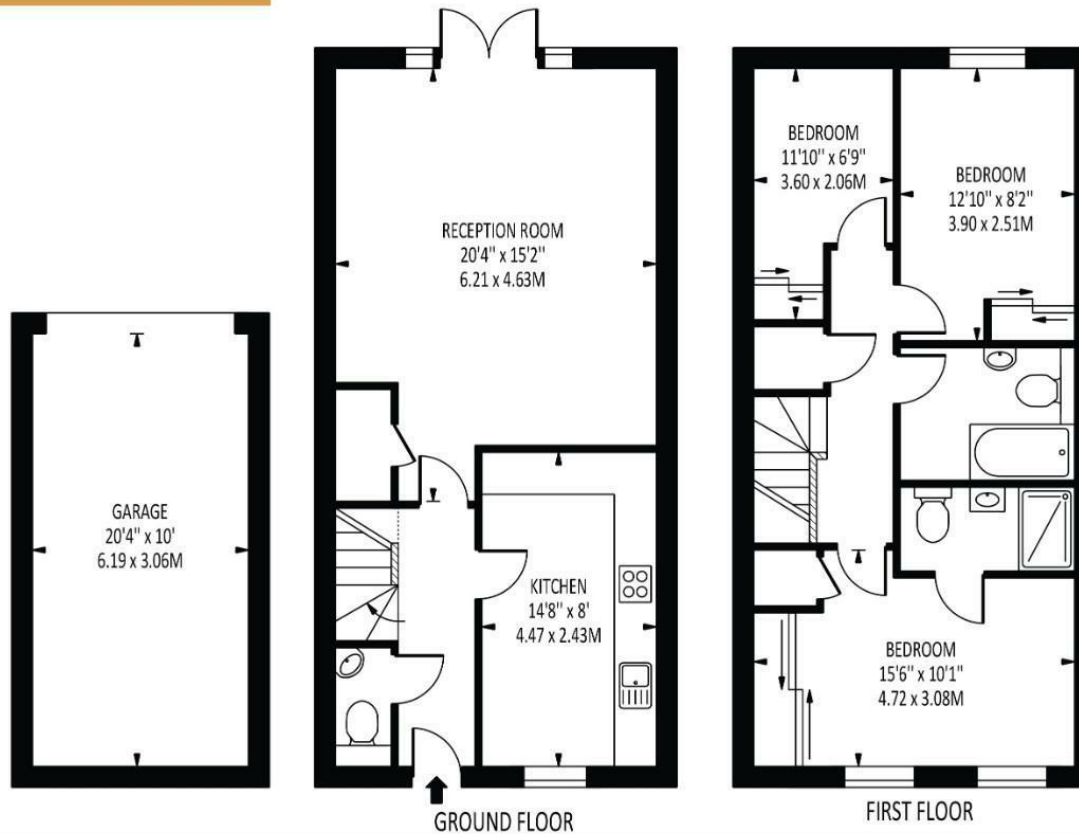


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Total Area: 1194 SQ FT • 110.94 SQ M
(Including Garage)
Garage Area : 204 SQ FT • 18.94 SQ M



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		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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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.

