

The PERSONAL Agent

Mill View Close, Ewell

£685,000

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Ewell, Epsom

- Spacious Four Bedroom Family Home
- Accommodation Arranged Over Three Floors
- Generous 1,548 sq ft
- Off Street Parking
- Private Rear garden Backing Local Park
- Two Bathrooms
- Down Stairs WC
- Open Plan Kitchen/Dining
- Converted Garage Giving Extra Reception Room
- Popular Location in Ewell

A well proportioned and versatile four bedroom family home, offering generous accommodation arranged over three floors, together with off street parking and a particularly attractive rear garden that backs directly onto the local park.





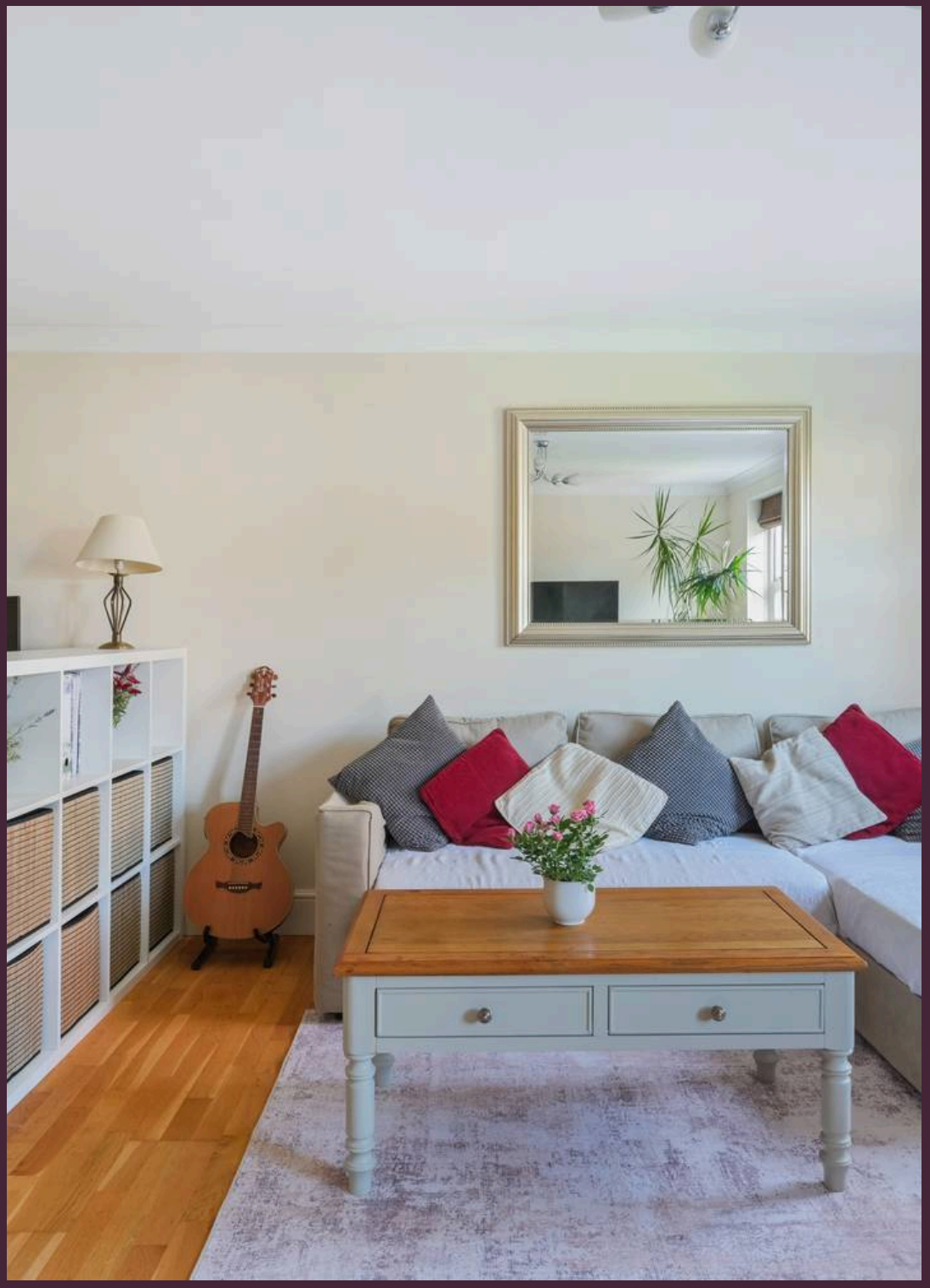






Description

The ground floor offers a welcoming entrance, separate sitting room and impressive open plan reception room and kitchen, creating a superb space for both everyday family life and entertaining. The well positioned kitchen forms part of the generous living area, while the rear garden provides an excellent extension of the living space during the warmer months. The first floor features a spacious double bedroom, family bathroom and a further large reception room, offering excellent flexibility as a family room, home office or additional bedroom. The second floor provides three further bedrooms, including two well proportioned rooms and a generous principal bedroom with en suite.



The property benefits from off-street parking to the front, while the rear garden is a particular highlight, enjoying a lovely open outlook and backing directly onto the local park. This provides a rare combination of privacy, greenery and immediate access to open space, making this a highly versatile family home. Just minutes from Ewell Village's excellent local amenities and public transport links, the house is within easy walking distance of both Ewell West and Ewell East stations (Zone 6). Ewell West offers direct services to Waterloo in approximately 34 minutes, with convenient connections to Victoria and London Bridge. The charming High Street is a short stroll away with a mix of local shops, convenience stores, restaurants, and a popular craft beer and wine bar. Nature lovers will appreciate the proximity to Hogsmill Riverside, Horton Country Park, and Nonsuch Park. The property also falls within the catchment area for many popular primary and secondary schools including Glyn School for Boys, Ewell Castle and Nescot College, all within easy reach. 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.
Council Tax band: F

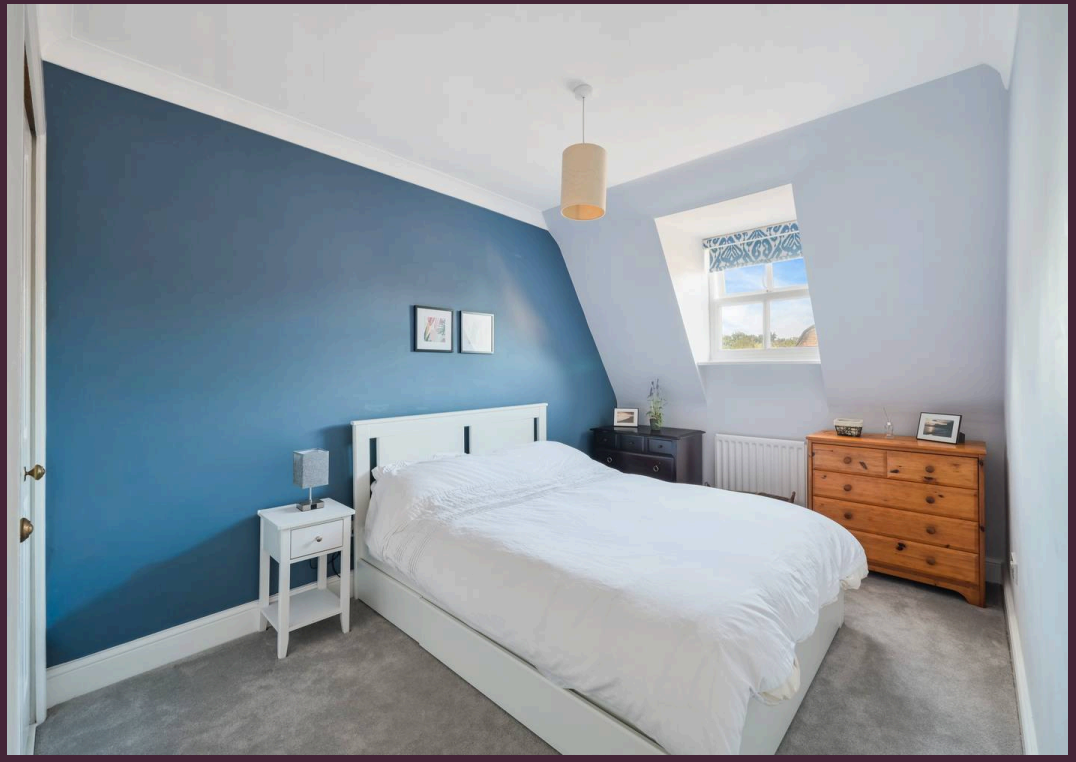
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





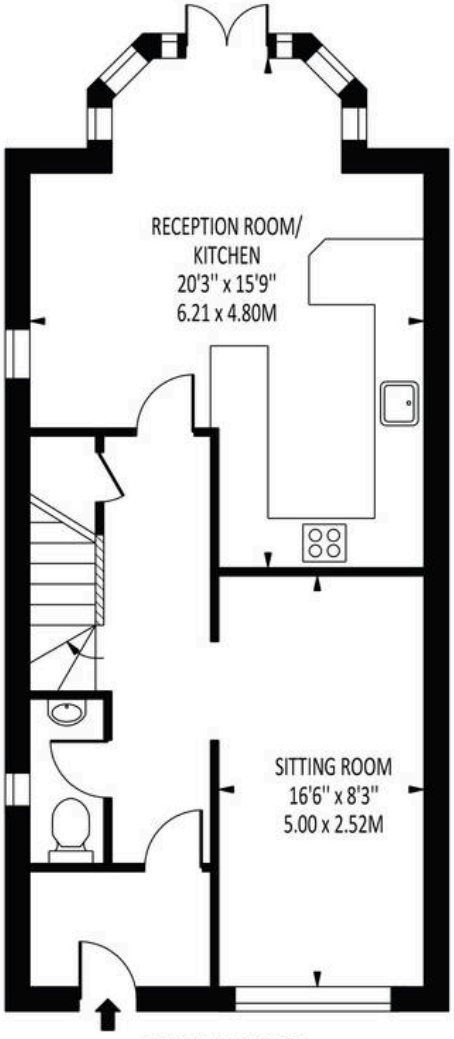




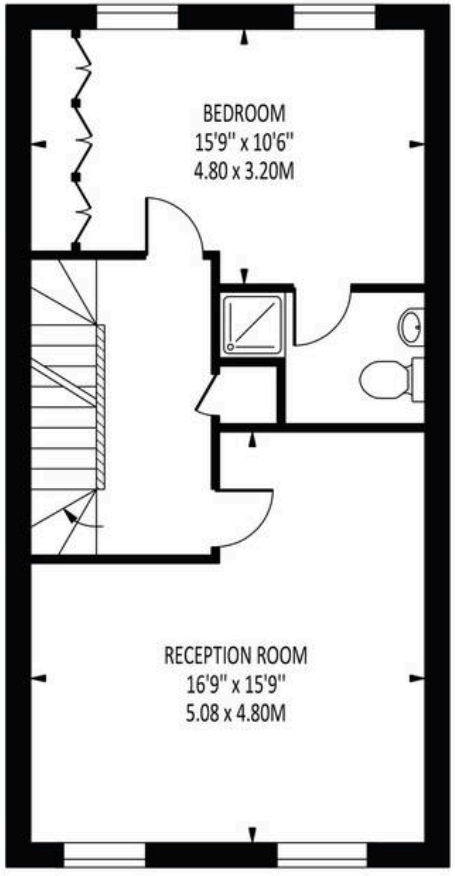
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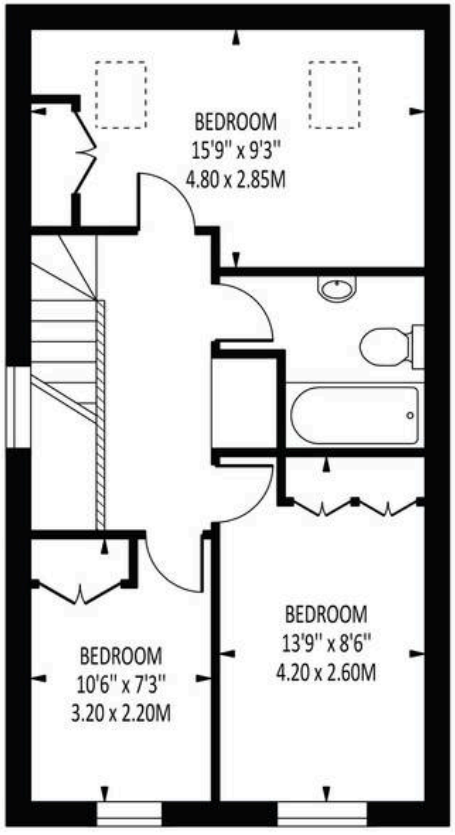
Total Area: 1548 SQ FT • 143.83 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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 inpspection, 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.



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