



Oakhurst Road, Ewell

The **PERSONAL** Agent

£600,000

Freehold

- Four Bedroom Family Home in Popular Road
- Enclosed Entrance Porch and Hallway
- Through Lounge
- Dining/Family Room
- Modern Fully Fitted Kitchen
- Downstairs Shower Room
- Modern Family Bathroom
- Master Bedroom with Ensuite
- Level Rear Garden With Detached Outhouse
- Private Driveway

The Personal Agent are pleased to present this extended four bedroom semi detached family home with driveway and level well established rear garden situated in popular residential road close to Danetree School and Hogsmill Nature Reserve.

This popular 1930's house has been extended to the rear and into the loft to provide enviable living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over three floors and perfect for buyers looking for longevity within a home.

The inviting entrance hall sets the tone of what's to come and from here you have access to a nicely proportioned through lounge with a large double glazed bay window to the front with bespoke wooden shutters and a separate dining/family which



leads to fully fitted kitchen and a handy downstairs shower room with w.c.

On the first floor are three nicely proportioned bedrooms, a modern family bathroom and the loft has been skilfully converted to provide an impressive master bedroom with ample eaves storage space and a stylish shower room.

Outside, the property also shines with a great sized level rear garden that enjoys brilliant privacy and parking is a breeze with a private driveway to the front with parking for two/three vehicles

The picturesque Ewell Village around a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course Ewell West, Chessington North and Ewell East stations

with their connections to London are all nearby.

Nearby Epsom is a busier market town and has the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure - Freehold
Council tax band - D

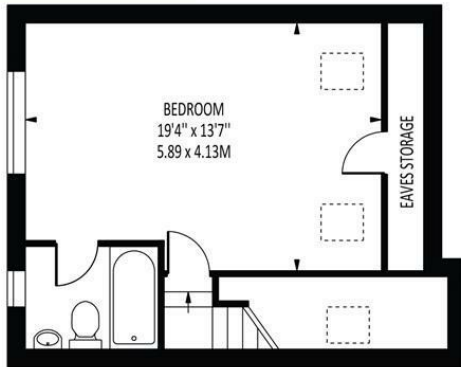




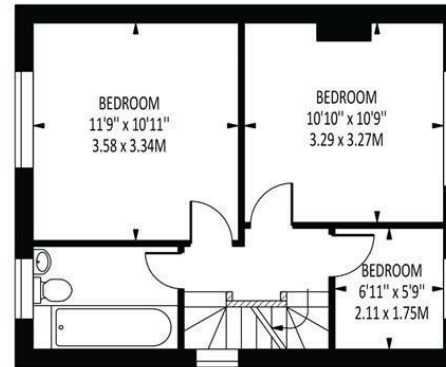


Oakhurst Road

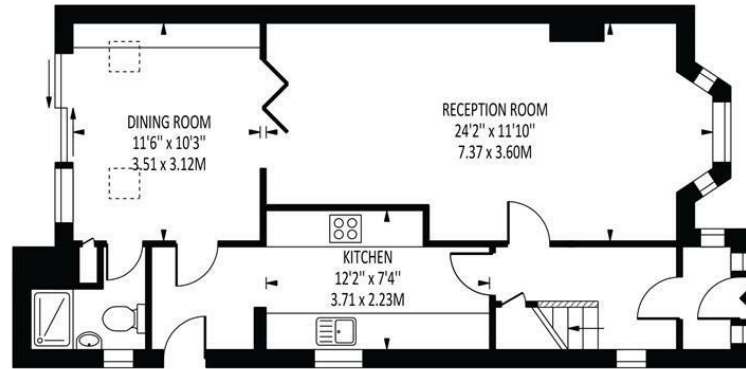
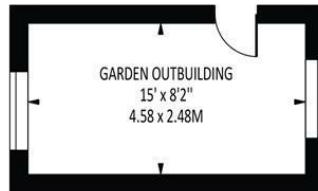
Total Area: 1522 SQ FT • 141.39 SQ M
 (Including Gaden Outbuilding & Eaves Storage)
 Gaden Outbuilding Area : 122 SQ FT • 11.36 SQ M
 Eaves Storage Area : 31 SQ FT • 2.87 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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			
		68	78
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.

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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.

