

The PERSONAL Agent

Amis Avenue, Ewell

Guide Price £575,000

Amis Avenue, Ewell

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Large Downstairs Study
- Conservatory
- Downstairs WC
- Scope to Extend Subject To Planning
- Close to Good Schools
- Local Amenities and Transport Links Nearby
- Doorstep of Horton Country Park
- Popular Location

The Personal Agent are pleased to present a well proportioned three bedroom semi detached house offering approximately 1,055 sq ft of accommodation, with excellent potential for the next owner to update and personalise to their own taste. The property provides a versatile layout, including two reception rooms, a separate study and a useful conservatory overlooking the rear garden.











Description

The ground floor offers well-proportioned and versatile accommodation, comprising an entrance porch, reception room, separate dining room, kitchen, study and convenient downstairs WC. Upstairs, there are three bedrooms and a newly fitted family bathroom. Offering an exciting opportunity for buyers to put their own stamp on a property, the home provides plenty of scope for modernisation and further enhancement. There is also excellent potential to extend, subject to the necessary planning permissions, making this an ideal prospect for those looking to create their perfect long-term family home. Externally, the property benefits from off-street parking for two cars to the front. To the rear, the beautifully laid-out and landscaped garden is a real highlight, featuring a generous patio area perfect for al fresco dining, summer barbecues and entertaining family and friends. The patio leads onto the remainder of the garden, providing a lovely outdoor space to relax and enjoy.



In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are are within a short distance away. Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. 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 international airports.
Council Tax band: E

Tenure: Freehold





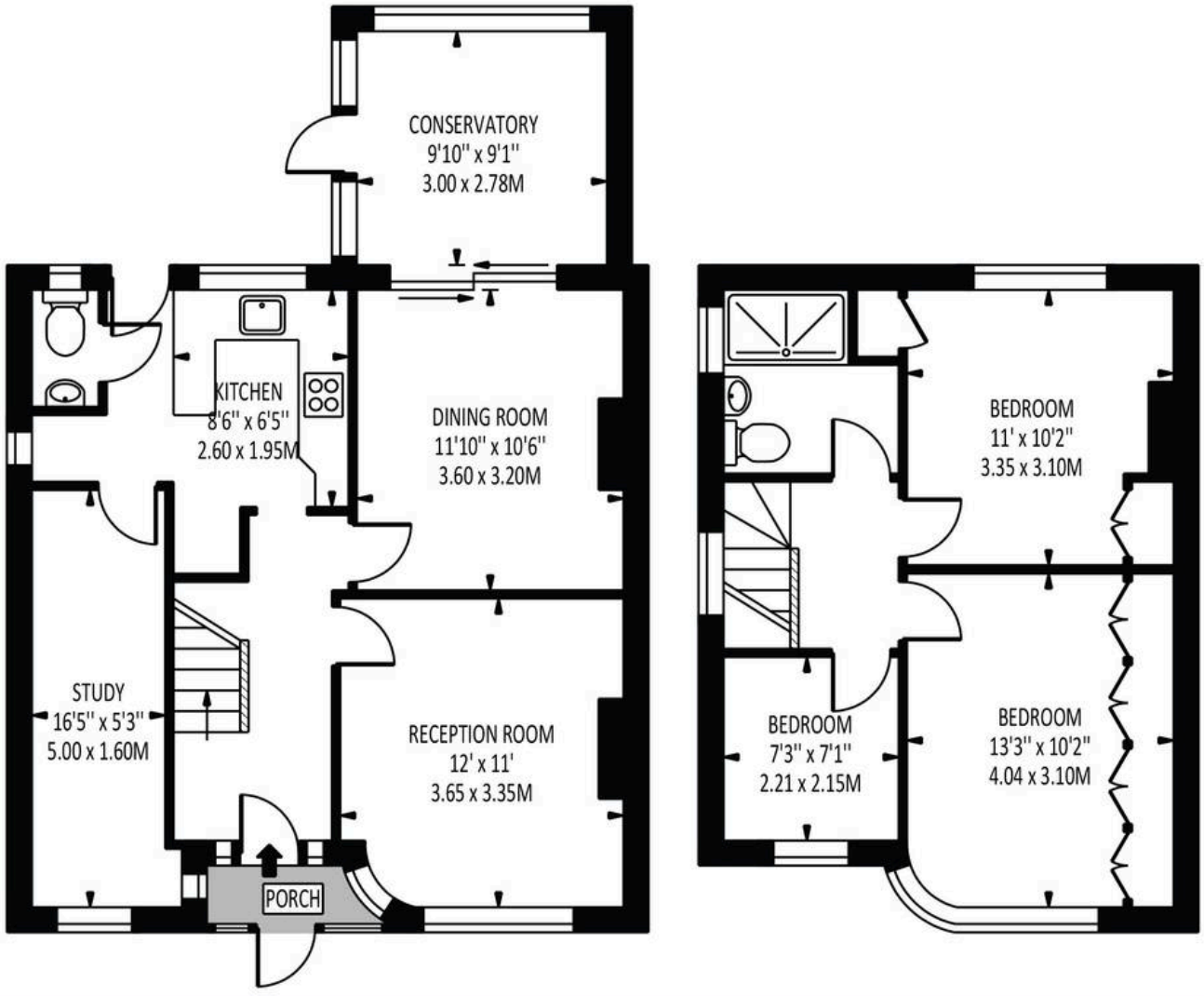




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Total Area: 1055 SQ FT • 98.04 SQ M



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 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.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/