

SANDY CROFT, EWELL KT17 3DP

GUIDE PRICE £1,250,000

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SITUATED WITHIN A SOUGHT-AFTER AND TRANQUIL CUL-DE-SAC, THIS IMPRESSIVE FIVE-BEDROOM DETACHED FAMILY HOME OFFERS EXCEPTIONALLY VERSATILE ACCOMMODATION, GENEROUS LIVING SPACE AND A PEACEFUL SETTING CLOSE TO EWELL & CHEAM VILLAGE.
THE GROUND FLOOR FEATURES A WELCOMING ENTRANCE HALL LEADING TO A SPACIOUS LIVING ROOM WITH DIRECT ACCESS TO THE CONSERVATORY, CREATING A WONDERFUL ADDITIONAL RECEPTION SPACE OVERLOOKING THE GARDEN. THE OPEN-PLAN KITCHEN/DINING ROOM PROVIDES A FANTASTIC CENTRAL HUB FOR EVERYDAY FAMILY LIFE AND ENTERTAINING, WITH THE KITCHEN OFFERING EXCELLENT WORKSPACE AND STORAGE.
A PARTICULAR FEATURE OF THE PROPERTY IS THE THREE BEDROOMS ON THE GROUND FLOOR, ALONGSIDE TWO WELL-PROPORTIONED BEDROOMS, THERE IS A FURTHER BEDROOM/FAMILY ROOM WHICH OFFERS EXCELLENT FLEXIBILITY AND COULD BE USED ACCORDING TO THE NEEDS OF THE HOUSEHOLD. A SEPARATE STUDY AND USEFUL CLOAKROOM COMPLETE THE GROUND FLOOR.
UPSTAIRS ARE TWO FURTHER GENEROUS DOUBLE BEDROOMS, BOTH BENEFITTING FROM THEIR OWN SHOWER ROOMS. THIS PROVIDES AN EXCEPTIONALLY FLEXIBLE FIVE-BEDROOM LAYOUT, IDEAL FOR LARGER FAMILIES, GUESTS OR THOSE REQUIRING ADDITIONAL HOME-WORKING SPACE. THE PROPERTY ALSO BENEFITS FROM A SUBSTANTIAL DOUBLE GARAGE, PROVIDING EXCELLENT STORAGE AND PRACTICAL SPACE, WHILE THE MEZZANINE AREA OFFERS FURTHER USEFUL STORAGE.
OUTSIDE, THE PROPERTY ENJOYS A GENEROUS PRIVATE GARDEN, PROVIDING A PEACEFUL SETTING FOR RELAXING AND ENTERTAINING, WITH AMPLE SPACE FOR FAMILY ENJOYMENT.
IDEALLY POSITIONED WITHIN A DESIRABLE CUL-DE-SAC AND CONVENIENTLY LOCATED FOR CHEAM VILLAGE, EWELL, SURROUNDING GREEN SPACES AND A SELECTION OF HIGHLY REGARDED LOCAL SCHOOLS, THE PROPERTY COMBINES SUBSTANTIAL ACCOMMODATION WITH EXCELLENT VERSATILITY, PARKING AND STORAGE.

- QUIET AND TRANQUIL CUL-DE-SAC
- OPEN-PLAN KITCHEN/DINING ROOM
- SEPARATE STUDY
- EPC RATING C
- COUNCIL TAX BAND G

