



8 Larkfield, Ewhurst GU6 7QU  
£365,000



**ROGER COUPE**  
*your local property experts*

ESTATE AGENT  
Est. 1991



## 8 Larkfield, Ewhurst

- No onward chain
- Popular Surrey Hills village
- 2 Bedroom modern home
- En-suite shower room
- Generous sitting/dining room
- Close to village amenities
- West facing garden
- Parking space

Situated in a private development near the centre of the village within walking distance of the wonderful local amenities is this two bedroom terraced home featuring parking and a West facing garden. The accommodation has a well planned layout with entrance hall with a cloakroom to one side leading to the kitchen and the generous sitting/dining room with fireplace and patio doors to the rear garden. Continuing on, upstairs there are two double bedrooms one with en-suite shower room and a bathroom completing the accommodation. The house feels well maintained and benefits a recently updated central heating boiler however offers scope for further updating. We highly recommend arranging a visit to fully appreciate this charming modern cottage.

Council Tax band: D

Tenure: Freehold

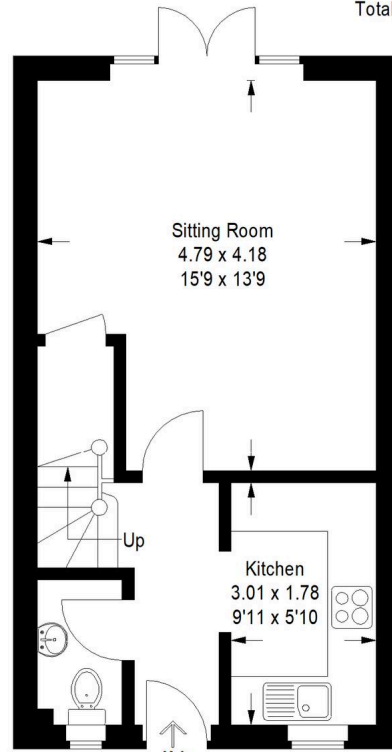
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# Larkfield

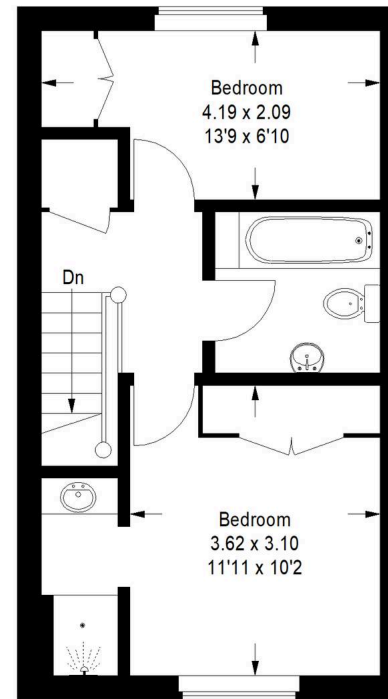
Approximate Gross Internal Area  
Ground Floor = 34.2 sq m / 368 sq ft  
First Floor = 33.6 sq m / 362 sq ft  
Total = 67.8 sq m / 730 sq ft



Ground Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



First Floor



## Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.