



Scotts Farm Road, West Ewell

The **PERSONAL** Agent

# Guide Price £599,950

## Freehold

- Enviaible Position with Open Outlook.
- Stylish Semi Detached Family Home
- Entrance Hallway with D/s Cloakroom
- Sleek Fully Fitted Kitchen
- Spacious Lounge/Dining Room
- Principle Bedroom with En Suite
- Two Further Bedrooms With Fitted Wardrobes
- Modern Family Bathroom
- Fully Enclosed Front and Rear Gardens
- Generous Driveway and Attached Garage

This modern and stylish three bedroom semi detached family home occupies an enviable position within this popular Bellway Homes development, benefiting from an attractive open outlook to the front, a generous frontage, and a landscaped rear garden.

The property further offers direct access to a private driveway with parking for two to three cars, along with an attached garage which are accessed via the rear.

The home is approached via a fully enclosed front garden, featuring an artificial lawn and pathway leading to the entrance hall.

Upon entering, you are immediately drawn to the contemporary and sleek fully fitted kitchen, a perfect space for cooking, dining, and enjoying time with family.

To the rear, there is a well proportioned lounge/dining room with a door opening onto the garden, alongside a useful understairs storage cupboard ideal for everyday items.



The ground floor also benefits from a convenient downstairs W.C., accessed from the hallway, with stairs leading to the first floor and there are three practical storage cupboards located around the property.

Upstairs, the principal bedroom features fitted wardrobes and benefits from a modern en suite shower room. The two remaining bedrooms also offer fitted wardrobes and are served by a stylish family bathroom. In addition, the good sized loft provides further storage space.

Externally, the position of this property truly stands out, featuring an easy care rear garden complete with a covered pergola seating area, ideal for outdoor relaxation and entertaining.

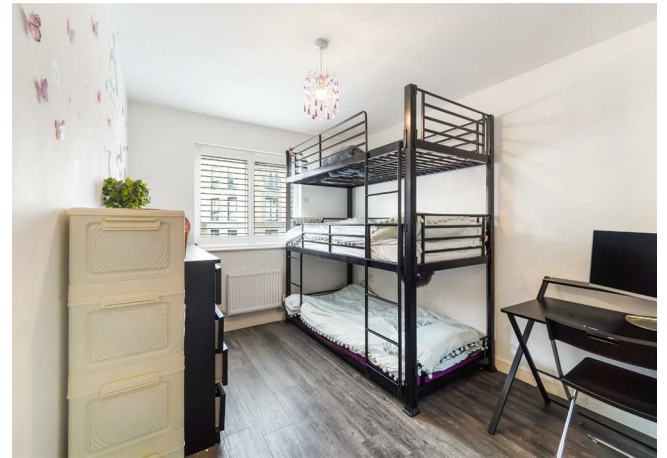
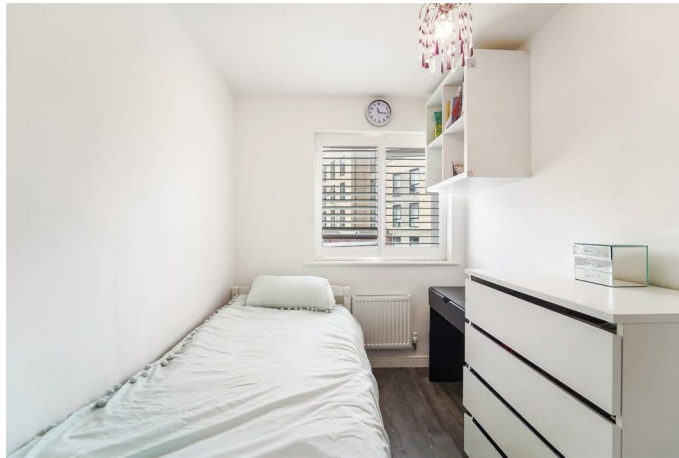
The garden also provides direct access to the driveway and garage. The home occupies one of the most desirable plots within the development, positioned on the periphery and just a short walk from the Hogsmill River and Nature Reserve, offering picturesque surroundings and excellent opportunities for outdoor leisure.

The property is located within several stations and sits equal distance of both Ewell West Station, and Chessington North (Zone 6) and also Tolworth Station (Zone 5).

West Ewell is a well rounded area offering a number of good primary and secondary schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

Tenure: Freehold  
Annual service charge amount (£) - 500.00  
Council Tax Band- E

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.



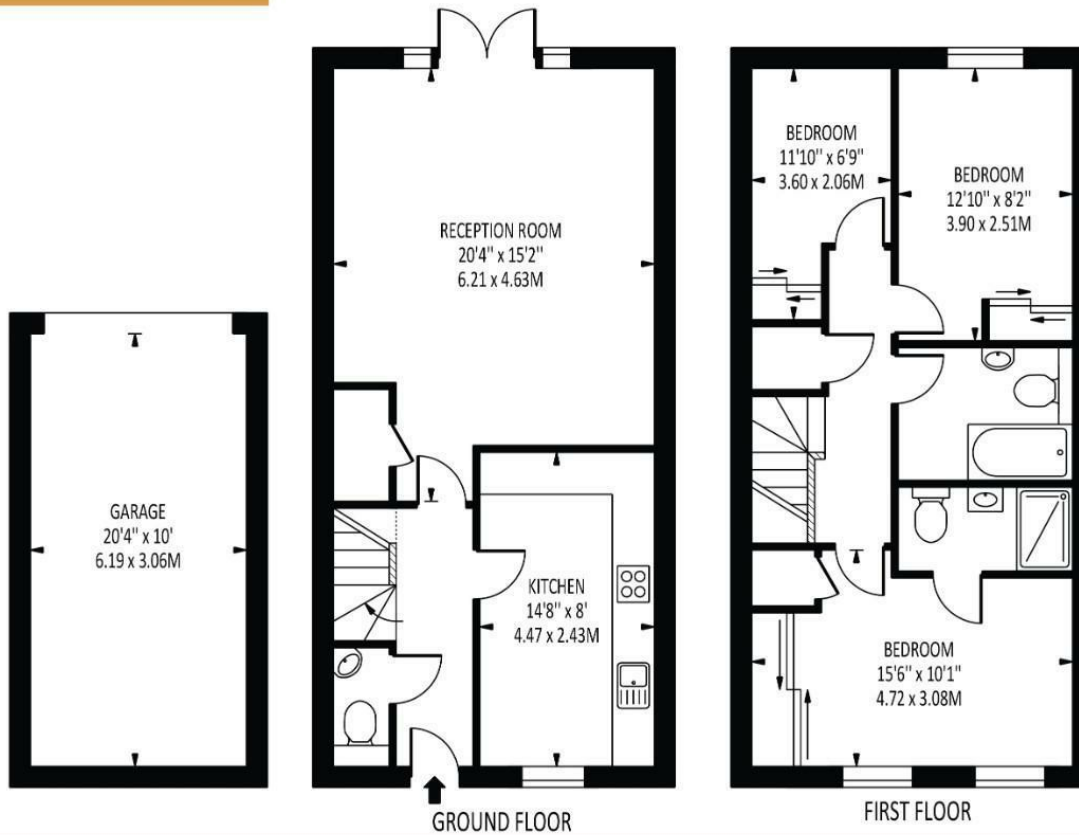


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**Scotts Farm Road**

Total Area: 1194 SQ FT • 110.94 SQ M  
 (Including Garage)  
 Garage Area : 204 SQ FT • 18.94 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

