



Station Avenue, Ewell

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Stylish Home With Stunning Rear Extension
- Entrance Lobby
- Living Room
- Fully Fitted Kitchen With Breakfast Bar
- Dining/Family Room With Bi Fold Doors
- Two Bedrooms
- Useful Loft Room/ Home Office
- Landscaped Rear Garden
- Private Driveway
- Close To Ewell Village and Station.

A beautifully presented two bedroom home, thoughtfully enhanced with a stunning rear extension that opens seamlessly onto a well established and private garden, perfect for relaxing or entertaining. The property also benefits from a private driveway to the front and enjoys a highly convenient location, just a short walk from West Ewell station and the charming amenities of Ewell Village.

Early viewing is highly recommended to fully appreciate everything this stylish home has to offer.

With its tasteful, neutral décor and carefully considered layout, the home offers a natural flow throughout. To the front, a welcoming living room provides a comfortable space to relax, complete with useful understairs storage for everyday items.

To the rear, the property truly excels with an impressive kitchen extension. This bright and spacious area features a stylish, fully fitted kitchen with a peninsula breakfast bar, perfect for casual



dining. A striking high pitched roof with skylight windows allows natural light to flood the space, while elegant bi-fold doors open directly onto the garden, seamlessly extending the ground floor living area.

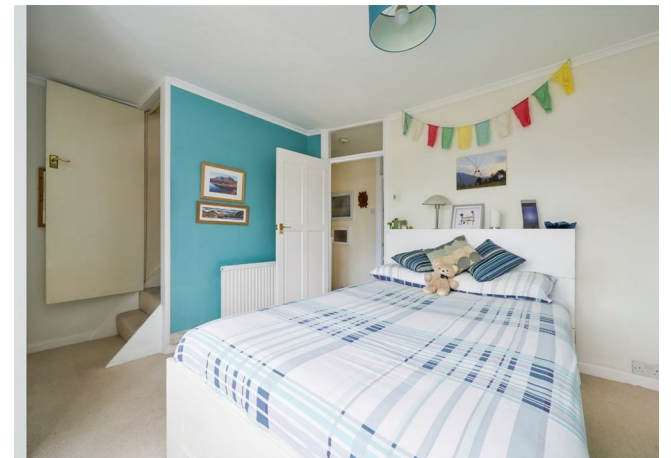
Upstairs, there are two well proportioned bedrooms. The principal bedroom benefits from access to a fully boarded loft room with sky light window, and is currently used as a home office. This versatile area could also serve as a dressing room or offers potential for conversion into an additional bedroom with en-suite facilities, subject to the usual planning permissions.

Externally, the rear garden is a true highlight, beautifully stocked with an abundance of plants, trees, and shrubs, creating a private and tranquil setting. The garden has been thoughtfully designed into three distinct areas, including a generous terrace for entertaining, a well stocked botanical section, and a further woodchipped area featuring a greenhouse, and a children's play area with artificial lawn, tree house and a detached summer house.

The picturesque Ewell Village is under half 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 both Ewell East and West stations with their connections to London.

Alternatively 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: Currently Band 'D'





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Total Area: 1044 SQ FT • 96.99 SQ M
(Including Restricted Height Area)
Restricted Height Area Area : 24 SQ FT • 2.26 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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