

The PERSONAL Agent

Mill View Close, Ewell

Guide Price £685,000

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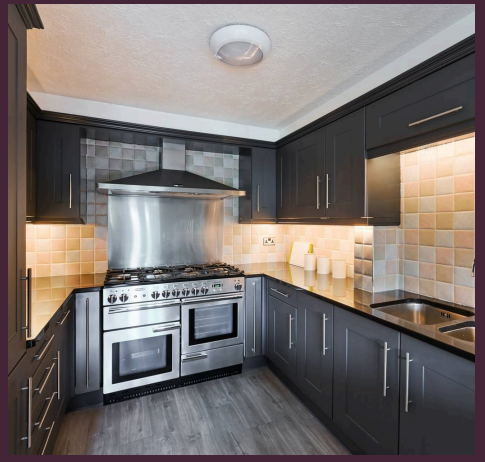
Ewell, Epsom

- No Chain
- 4 Bedroom Town House
- Private Road
- Potential to Convert the Garage Subject to Planning
- Down Stairs WC
- Open Plan Kitchen/Dining
- Generous 1,552 sq ft
- Full Integrated Garage (Currently a Gym)
- Private Rear Landscaped Garden
- Off Street Parking and Visitor Parking

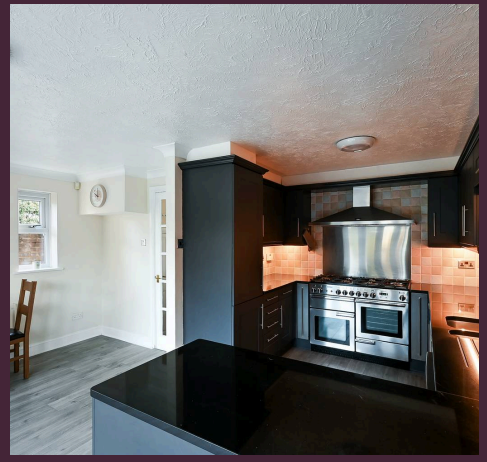
A downstairs WC adds convenience for residents and visitors alike, complementing the practical arrangement of the accommodation. With living space distributed across three floors, the property offers a sense of separation between areas of the home, allowing occupants to make use of the layout according to their individual needs.

The four bedrooms provide flexibility, whether all are used for sleeping accommodation or one is adapted as a home office, study or hobby room. This versatility makes the property an appealing choice for buyers whose requirements may change over time. The generous overall floor area is a feature, offering room to establish a comfortable home while retaining the benefits of a town house layout. A full integrated garage forms part of the property, providing useful space that can be considered alongside the accommodation.











Description

Offered to the market with no onward chain, this four bedroom terraced town house presents an opportunity for buyers seeking generous accommodation arranged over three floors. Extending to approximately 1,552 sq ft, the property combines a practical layout with the flexibility to suit a range of lifestyles. The arrangement of rooms provides space for everyday living, entertaining and working from home, while the four bedrooms offer options for families, guests or those requiring additional space. At the heart of the home is an open plan kitchen and dining area, creating a setting for preparing meals, dining together and spending time with family and friends. The open plan layout brings these functions together in one space, making it well suited to both daily routines and more social occasions.



The combination of four bedrooms, an open plan kitchen and dining area, a downstairs WC and an integrated garage creates a home with a range of practical features. The property is situated on a private road and is offered with no onward chain, which may appeal to buyers looking for a straightforward purchase. Its three floor arrangement provides opportunities to create distinct spaces for different activities, while the open plan kitchen and dining area offers a central place to come together. With its generous proportions and adaptable accommodation, this terraced town house is well placed to meet the needs of a variety of purchasers. Viewing is recommended to appreciate the scale of the accommodation, the layout across all three floors and the potential offered by this four bedroom home. It offers a combination of space, flexibility and convenience for its next owners. Just minutes from Ewell Village's excellent local amenities and public transport links, the house is within easy walking distance of both Ewell West and Ewell East stations (Zone 6). Ewell West offers direct services to Waterloo in approximately 34 minutes, with convenient connections to Victoria and London Bridge. The charming High Street is a short stroll away with a mix of local shops, convenience stores, restaurants, and a popular craft beer and wine bar. Nature lovers will appreciate the proximity to Hogsmill Riverside, Horton Country Park, and Nonsuch Park. The property also falls within the catchment area for many popular primary and secondary schools including Glyn School for Boys, Ewell Castle, Ewell Grove Primary and Nursery School and Rosebery School , all within easy reach.
Council Tax band: F

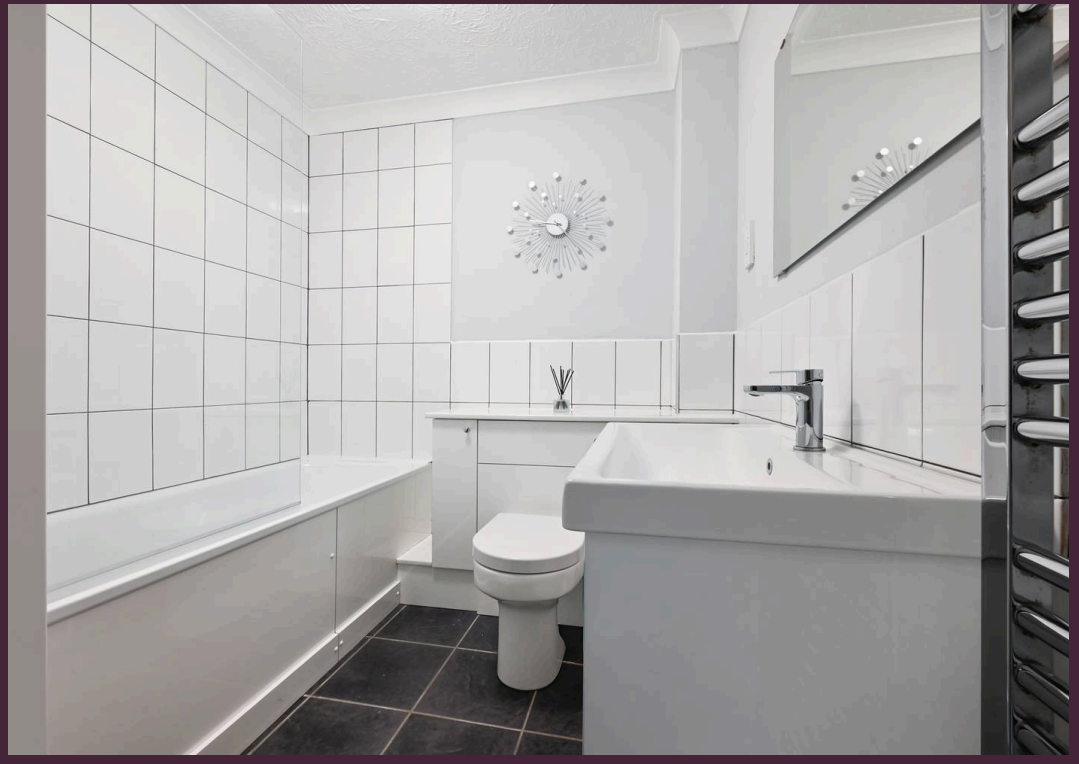
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C




LONDON
PARIS

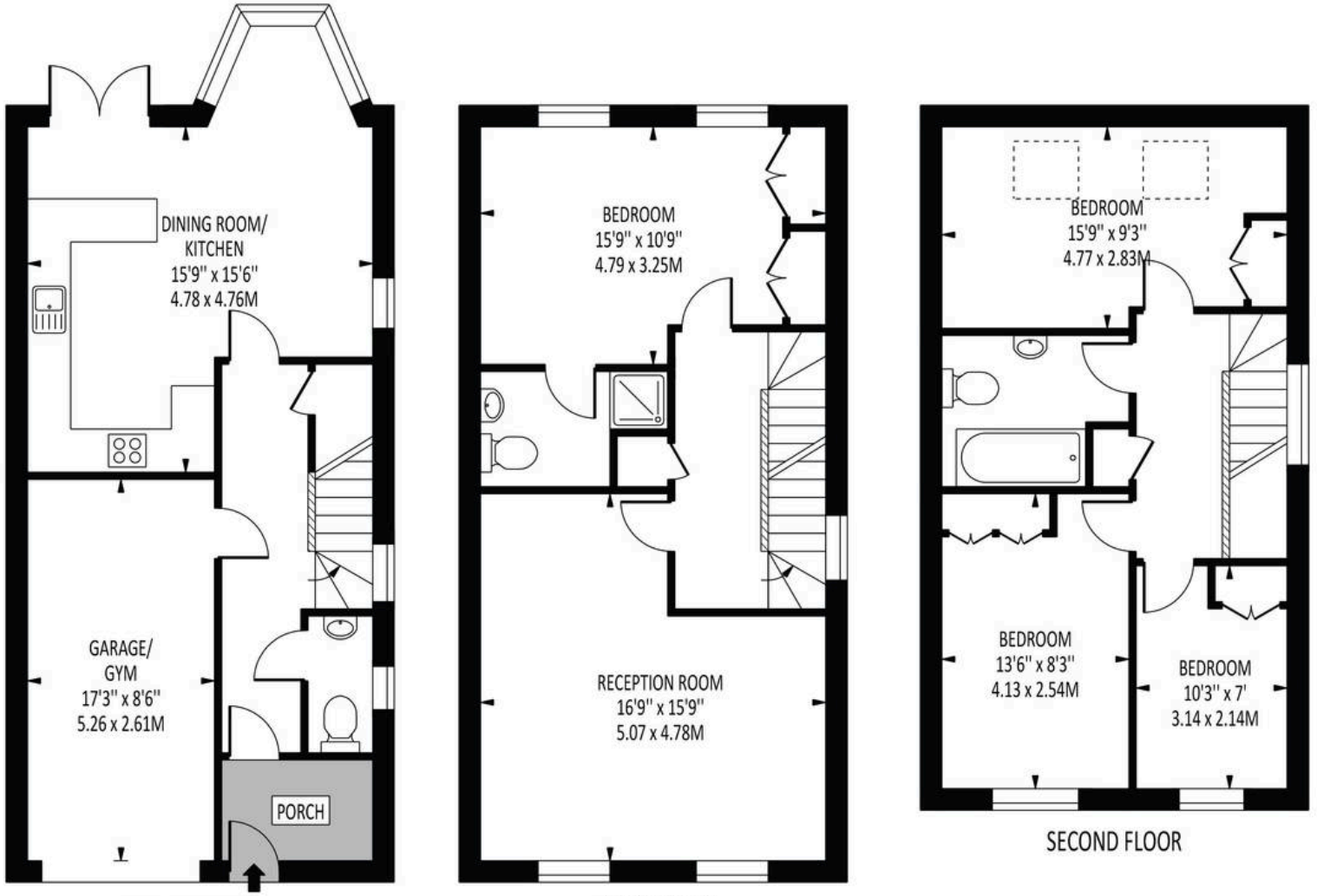




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Total Area: 1552 SQ FT • 144.18 SQ M
(Including Garage)
Garage Area : 148 SQ FT • 13.73 SQ M



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.



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