



Portway Crescent, Ewell Village

The **PERSONAL** Agent



# Guide Price £585,000

## Freehold

- Prime cul-de-sac location near the village
- Walk to Ewell East & West train stations
- Spacious lounge with garden access
- South facing garden backing onto woodland
- Three well-sized and versatile bedrooms
- Fitted kitchen with direct garden access
- Sleek, contemporary family shower room
- Garage currently used as a home gym
- Driveway parking for up to three cars
- Scope to extend, subject to planning

The Personal Agent is proud to present this charming semi-detached bungalow, nestled within a quiet and highly desirable cul-de-sac just moments from the heart of Ewell Village. Positioned approximately 400 metres from the vibrant High Street, the property enjoys a truly enviable location with both Ewell East and Ewell West railway stations within easy walking distance, offering fast and direct links to London Waterloo and Victoria, making it an ideal home for commuters seeking village charm without compromising on connectivity.

Inside, the property reveals a wonderfully balanced and thoughtfully arranged layout that will appeal to a wide range of buyers. The spacious lounge and dining area is flooded with natural light and opens directly onto a private south-facing garden, creating a seamless flow between indoor and outdoor living. The fitted kitchen also provides direct access to the garden, while a sleek and stylish shower room serves the three generously proportioned bedrooms, each offering comfort and flexibility for families, downsizers, or those working from home.



This home has clearly been cared for, blending timeless features with a clean, modern finish that feels both welcoming and practical. The layout has been designed to offer adaptability, whether you're looking for room to grow, to entertain, or to create quiet working or relaxing spaces, this property delivers on every level. Furthermore, it offers excellent scope to extend, subject to the usual planning permissions, presenting an exciting opportunity for buyers wanting to add future value or tailor the home to suit evolving needs.

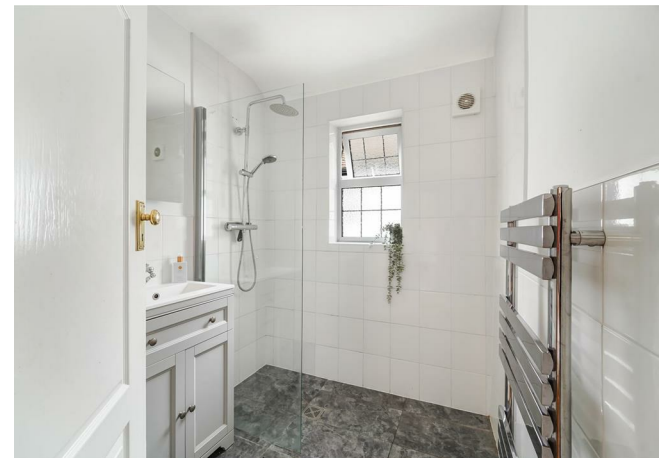
Outside, the property continues to impress with a beautifully maintained south-facing rear garden that backs onto a wooded copse, offering a peaceful and secluded outlook. The front of the bungalow features a block-paved driveway with off-street parking for three vehicles, while a shared side driveway leads to a garage currently being used as a home gym, a versatile space that could easily be transformed into a home office, studio, or additional storage.

Ewell Village itself is a picturesque and historic setting with roots

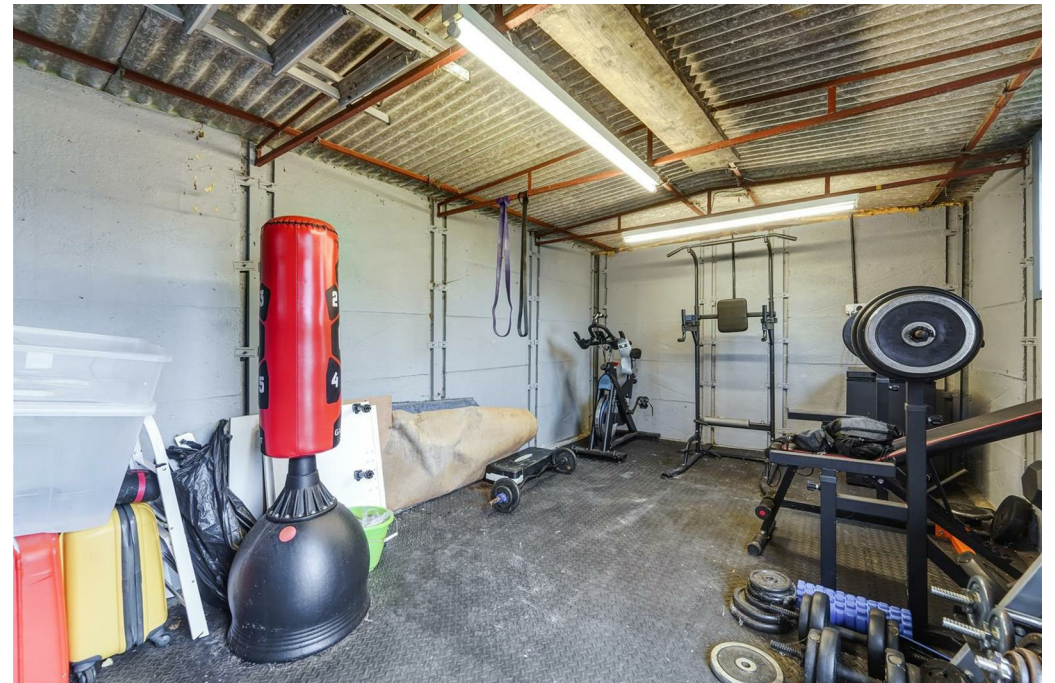
dating back to the Bronze Age. Once home to Henry VIII's Nonsuch Palace, now the site of the much-loved Nonsuch Park, the village offers a rich sense of heritage alongside a bustling community atmosphere. The High Street features an excellent selection of independent shops, cafés, pubs, and restaurants, while Bourne Hall serves as the local cultural centre, with a library, museum, gym, and theatre hosting regular events and exhibitions throughout the year.

Surrounded by green spaces, well-regarded schools, and a network of scenic walking trails, including the Hogsmill River and nearby nature reserve, this location offers a rare blend of convenience and tranquillity. With both Ewell East and Ewell West stations in Zone 6 and offering regular services into London in around 40 minutes, this beautifully presented home is perfectly placed for those seeking space, style, and superb access in one of Surrey's most sought-after village settings.

Tenure: Freehold  
Council tax band: E





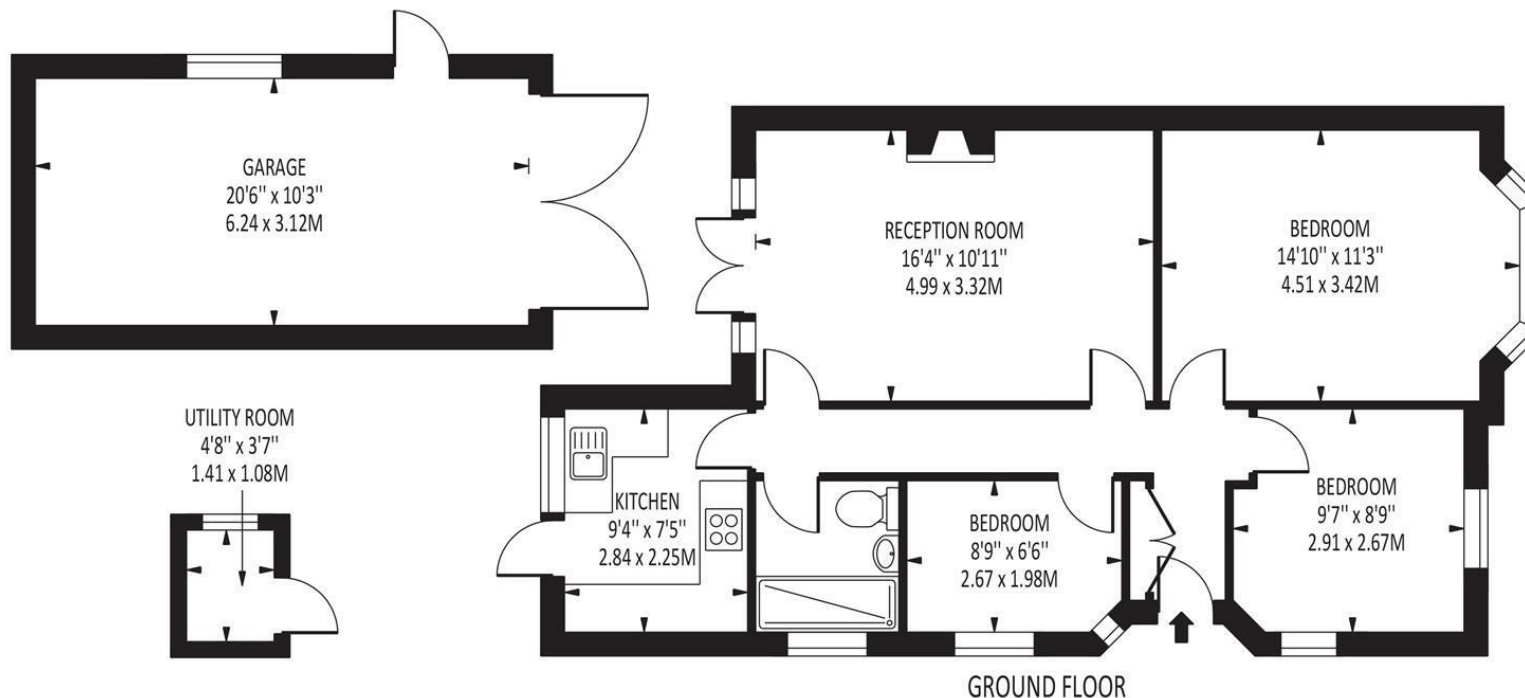


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## Portway Crescent

Total Area: 912 SQ FT • 84.69 SQ M  
(Including Garage & Utility Room)  
Garage Area : 210 SQ FT • 19.47 SQ M  
Utility Room Area : 16 SQ FT • 1.52 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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The  
**PERSONAL**  
Agent

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