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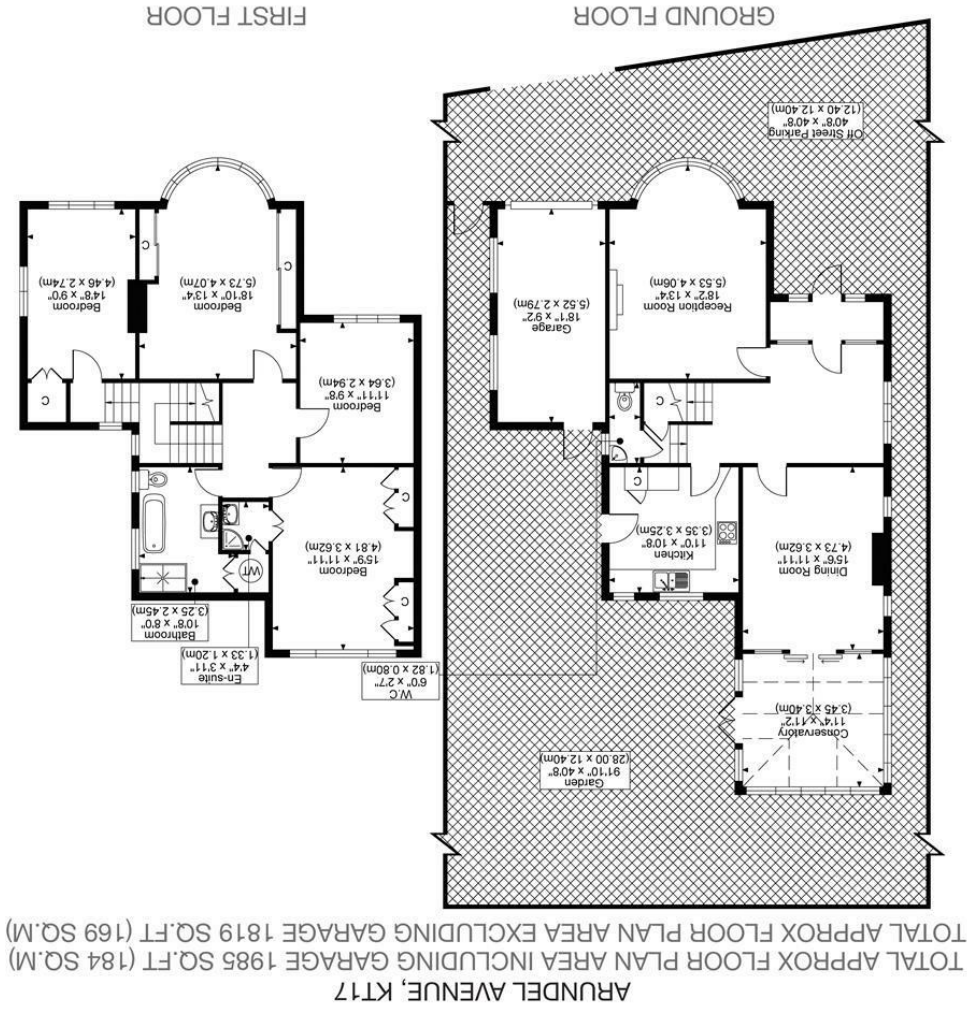
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES



ARUNDEL AVENUE, EWELL KT17 2RG

GUIDE PRICE £1,000,000

****GUIDE PRICE £1,000,000 - £1,100,000****
WELCOME TO ARUNDEL AVENUE — A SPACIOUS AND WELL-PROPORTIONED DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT WITHIN A HIGHLY DESIRABLE RESIDENTIAL LOCATION, OFFERING FLEXIBLE ACCOMMODATION AND EXCELLENT FAMILY LIVING SPACE THROUGHOUT.
THE GROUND FLOOR IS THOUGHTFULLY ARRANGED, FEATURING A GENEROUS RECEPTION ROOM TO THE FRONT OF THE PROPERTY ALONGSIDE A SEPARATE DINING ROOM, CREATING EXCELLENT SPACES FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THE DINING ROOM FLOWS THROUGH TO A CONSERVATORY OVERLOOKING THE GARDEN, PROVIDING AN ADDITIONAL RECEPTION AREA AND A WONDERFUL CONNECTION TO THE OUTDOORS. A WELL-APPOINTED KITCHEN AND CONVENIENT GROUND FLOOR WC COMPLETE THE ACCOMMODATION.
UPSTAIRS, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED BEDROOMS, ONE OF WHICH BENEFITS FROM EN-SUITE FACILITIES, WHILE THE REMAINING BEDROOMS ARE SERVED BY A FAMILY BATHROOM, PROVIDING COMFORTABLE ACCOMMODATION FOR GROWING FAMILIES.
EXTERNALLY, THE PROPERTY ENJOYS A SUBSTANTIAL REAR GARDEN, OFFERING EXCELLENT OUTDOOR SPACE FOR RELAXATION, ENTERTAINING AND FAMILY ENJOYMENT. TO THE FRONT, A GENEROUS DRIVEWAY PROVIDES AMPLE PARKING ALONGSIDE ACCESS TO THE INTEGRAL GARAGE.
COMBINING GENEROUS PROPORTIONS, VERSATILE LIVING SPACE AND A SOUGHT-AFTER LOCATION, ARUNDEL AVENUE REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A SUPERB LONG-TERM FAMILY HOME.

- DETACHED FAMILY HOME IN A DESIRABLE RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM AND SEPARATE DINING ROOM
- FOUR WELL-PROPORTIONED BEDROOMS, ONE WITH EN-SUITE FACILITIES
- GENEROUS REAR GARDEN IDEAL FOR FAMILY ENJOYMENT
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- COUNCIL TAX BAND G
- EPC RATING D

