

**Mark Anthony**

Estate Agents



3 Seymour Avenue, East Ewell, Surrey, KT17 2RP  
Offers in excess of £1,000,000

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## 3 Seymour Avenue, East Ewell, Surrey, KT17 2RP

**Offers in excess of £1,000,000**

Mark Anthony Estate Agents are delighted to act as sole agents to market this 1930's built Gleeson family home situated on the highly sought after Nonsuch Estate

The location is ideal for East Ewell station with links to London Victoria and London Bridge. Ewell Village is close by providing excellent local shops, restaurants and Ewell West Station with services to London Waterloo. Perfect for schools such as Nonsuch Girls and Glyn.

The property has been improved by the current vendors to include a recently fitted kitchen breakfast room, separate utility room and contemporary family bathroom. Other features of this home include a spacious and welcoming hallway, two separate reception rooms and a downstairs W.C

On the first floor there are five good size bedrooms and a family bathroom with a white suite.

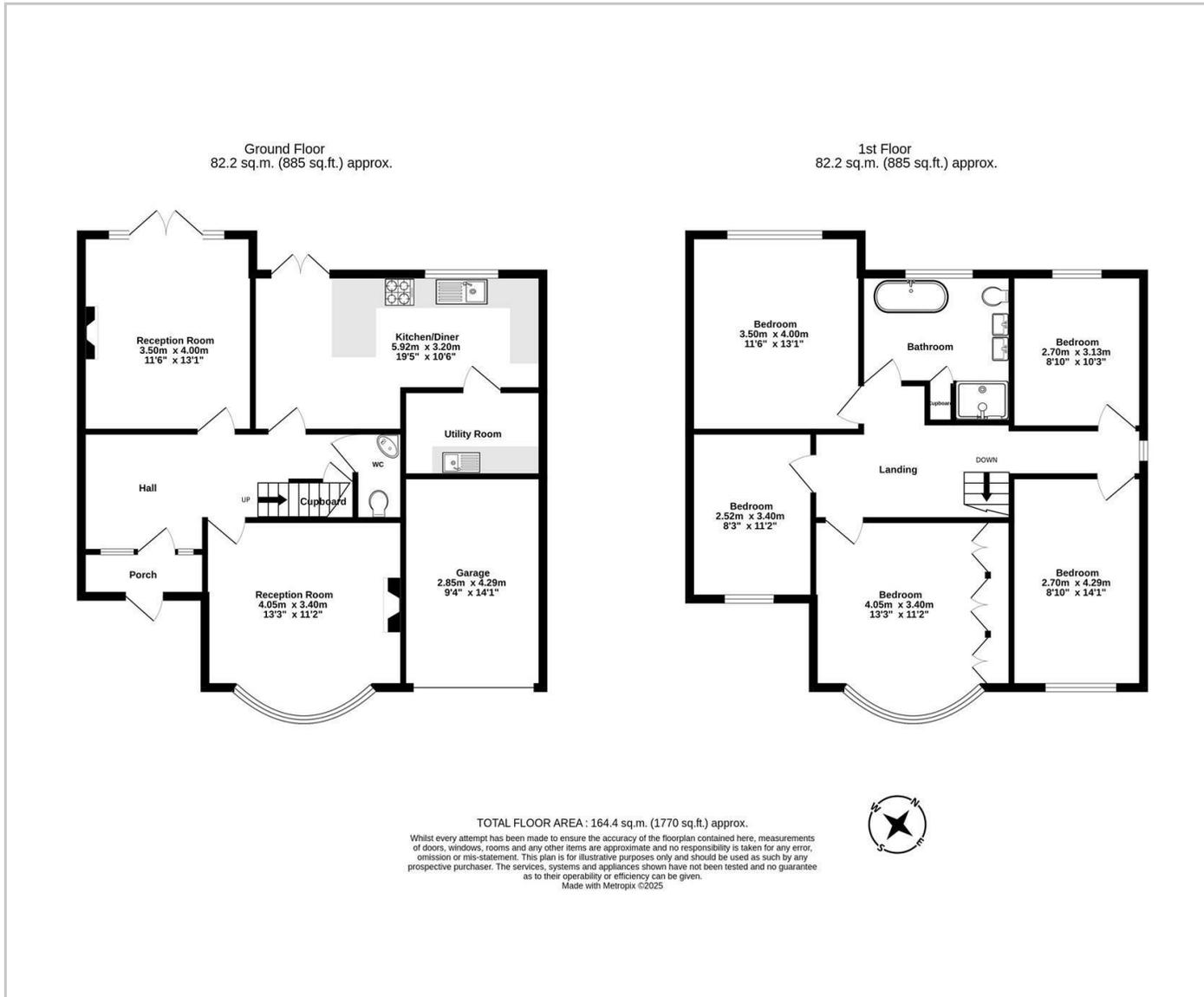
Outside there is an expansive paved patio and a mainly laid to lawn garden extending to 85 ft long.

Viewing is recommended to appreciate this lovely family home

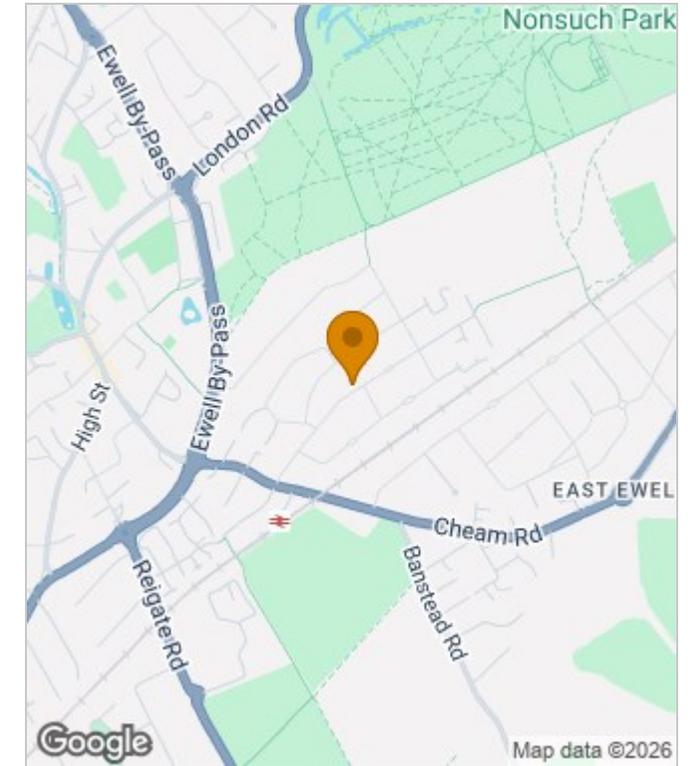
- 1930's Gleeson built family home
- Situated on the highly regarded Nonsuch Estate
- Ideal location for East Ewell, Ewell West mainline station and Ewell Village
- Two separate reception rooms
- Modern fitted kitchen with integrated appliances
- Five bedrooms
- Contemporary style bathroom with white suite
- Viewing is recommended to appreciate this lovely family home
- 85 ft rear garden with expansive patio and lawn
- EPC Rating: C



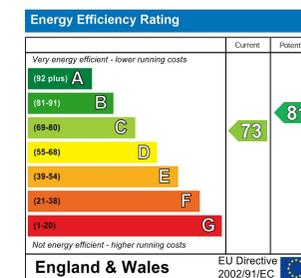
## Floor Plans



## Area Map



## Energy Performance Graph



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