



Northcroft Road, Ewell

The PERSONAL Agent

Guide Price £700,000

Freehold

- Modern and stylish family home
- Spacious open plan kitchen/dining area
- Stunning rear extension with sunroom
- Separate living room and D/s W.C
- Four well proportioned bedrooms across three floors
- En-Suite shower room and family bathroom
- Quiet yet well connected location
- Generous total area of approximately 1,416 sq ft
- Landscaped garden backing onto Hogsmill Nature Reserve
- Private driveway to front

An exceptional and beautifully appointed family residence, this impressive home combines contemporary design with generous proportions, offering over 1,400 sq ft of stylish living space arranged across three floors.

Perfectly blending modern elegance with practical living, the property enjoys a truly enviable position backing directly onto the picturesque Hogsmill Nature Reserve, providing a rare sense of tranquillity, privacy, and uninterrupted green views.

Upon entering, a welcoming hallway introduces a refined front reception room, a versatile and stylish space ideal for both relaxation and entertaining. To the rear, the property opens into a stunning open plan kitchen/dining area, designed as the social heart of the home. This beautifully arranged space flows seamlessly into a striking extended sunroom, flooded with natural light and offering a seamless connection to the outdoors, perfect for modern family living and entertaining alike.



The first floor offers three well proportioned bedrooms, including a generous bay fronted principal room with an en suite shower room, alongside a contemporary family bathroom finished in a sleek, modern style.

The accommodation continues to impress on the second floor, where a spacious top floor bedroom suite provides a luxurious and private retreat, ideal as a principal suite, guest accommodation, or an inspiring home office.

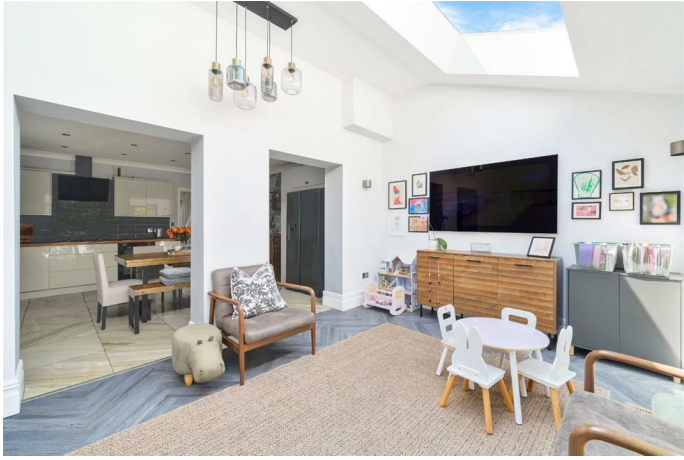
The landscaped rear garden is a true highlight, thoughtfully designed to create a private outdoor sanctuary, with detached home office/summer house backing directly onto the Hogsmill Nature Reserve. This unique setting provides a serene backdrop of greenery and wildlife, rarely found in such a well connected residential location.

Ideally situated, the property benefits from a superb selection of local amenities. Nearby Ewell Village provides a variety of independent boutiques, cafes, restaurants, and everyday

conveniences. The area is also well-served by reputable schools, making it an attractive option for families.

For commuters, the property enjoys excellent transport links, with nearby Ewell West mainline railway station offering direct services into London Waterloo and surrounding areas. There are also convenient road connections to the A3, providing easy access to Central London, the M25, and beyond. Regular bus routes further enhance connectivity within the local area.

Tenure- Freehold
Council Tax Band- E





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Total Area: 1416 SQ FT • 131.51 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			88
(81-91) B		81	
(69-80) C			
(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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