



Fendall Road, West Ewell

Offers In Excess Of Freehold

- Three Bedroom Semi-Detached
- Huge Scope To Extend STPP
- Lounge/Dining Room
- White Bathroom Suite
- Large Paved Driveway
- South/Westerly Garden
- Doorstep Of Local Shops
- Short Walk To Schools
- Bus Routes To Kingston

Enjoying a convenient position within moments of the local convenience stores and parade of shops, this spacious three bedroom semi-detached home warrants immediate inspection to fully appreciate the position it enjoys as well as the potential it offers.

The property has already been partially extended on the ground floor to provide a very useful store room and utility room, however, due to the shape of its plot, it still offers significant scope to extend further (subject to the usual consents) bringing all



sorts of possibilities, either single or double storey to the side and rear or even perhaps a loft conversion.

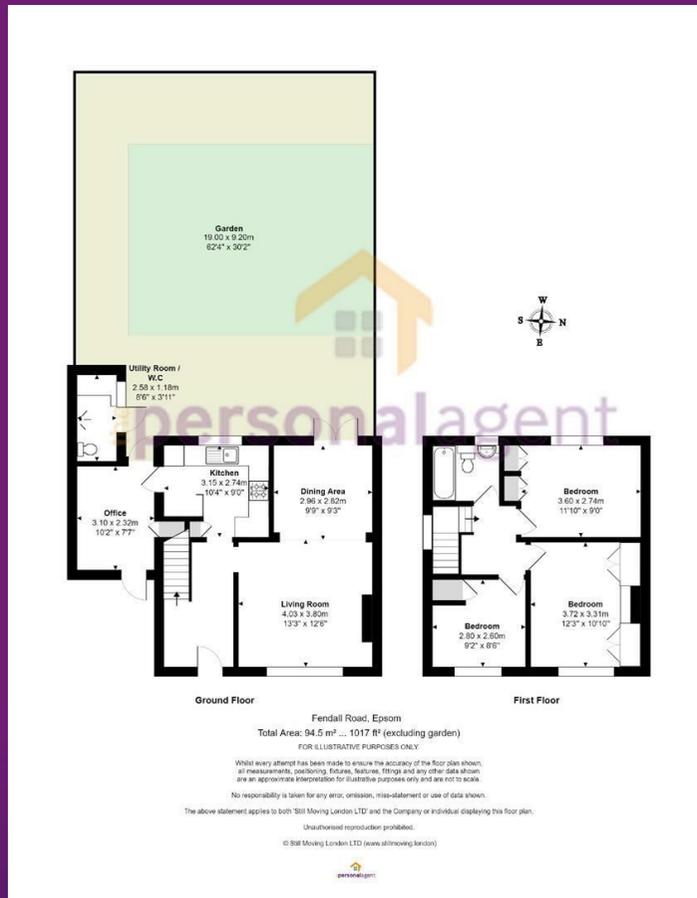
To the first floor are three generously proportioned bedrooms and a large family bathroom,

Outside to the front there is a block paved driveway providing parking for three cars, and to the rear the mature South/Westerly aspect garden

The property is situated within close proximity of Epsom & Ewell High School, a short walk to Ewell County First School and within 1.2 Miles of Tolworth & Stoneleigh Stations, giving easy access to London Waterloo, also great access to the A3 and M25 and enjoys a fantastic position being just moments from the Hogsmill Nature Reserve, as well as many local parks and playing fields that are just a short walk away.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

the personalagent
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





the personal agent