



Pams Way, Ewell Court

The **PERSONAL** Agent

Offers In Excess Of £620,000 Freehold

- Semi-Detached
- Four Bedrooms
- Modern Open Plan Living
- Downstairs W/C
- Two Bathrooms
- Off Street Parking
- 147ft Garden
- Close To Shops, Schools & Stations



Located in a highly popular road in the heart of Ewell court and a stone's throw from The Hogsmill River and Ewell Court. This extended four bedroom semi detached home offers excellent accommodation that provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

In our view properties of this calibre so close to Ewell Court are rarely available, therefore we are anticipating strong levels of interest.

The property comprises an entrance hall with access to understairs storage and a door to the downstairs W/C, front aspect living room with a feature fireplace which leads into the

dining area which in turn leads into the kitchen/family room extension, with patio doors opening to the garden and skylight windows allowing in plenty of natural light, the kitchen comprises a range of eye and base level units with an inbuilt hob and eye level oven with space for further utilities.

On the first floor there are three bedrooms, two doubles and a single, all served by the family bathroom. On the second floor is a further double bedroom with built-in storage and a spacious ensuite shower room.

Outside to the front there is a driveway offering off street parking with a shared driveway providing side access to the rear garden. The Easterly facing garden measures approximately 147ft with a crazy paved terrace to the rear of the house, ideal for outside entertaining leading to the raised pond area, the remainder of the garden is laid to lawn with mature planting.

The property is situated within close proximity of Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 & M25 (Junction 9). Ewell Village has a variety of shops including Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

With Epsom and Kingston just a short drive away offering a more comprehensive range of shops.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(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
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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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.

