



The Orchard, Ewell Village, KT17 1NN



Guide price

£340,000

Leasehold

- Heart of Ewell Village
- Two double bedrooms
- Split level maisonette
- Spacious living/dining room
- Modern fitted kitchen
- Desirable private road location
- Beautiful communal gardens
- Garage in block & residents parking
- Double glazed windows
- Short walk to shops & station

Set within a rarely available, private development in the very heart of Ewell Village, The Personal Agent are proud to present this split level maisonette benefitting from spacious and bright living accommodation laid out over the first and second floors.

With extended storage including use of a private loft space, a garage in nearby block, a long lease remaining and residents parking, its not difficult to see why this property stands out from the crowd.

The well balanced nature and immense amount of natural light this home enjoys would make it perfect as a pied-à-terre, but also just as comfortable as a low maintenance first time buy and would even be a brilliant addition to an investment portfolio.

The necessity to view this property at the earliest convenience is paramount and our team in Epsom are waiting for your enquiry.

Sole agent. Call to view!



A rarely available two double bedroom split level maisonette offered to the market in our opinion in good condition and with the added benefit of being at the far end of The Orchard and offering bright and spacious accommodation. If you are looking for good sized rooms close to the heart of Ewell Village this property must be viewed.

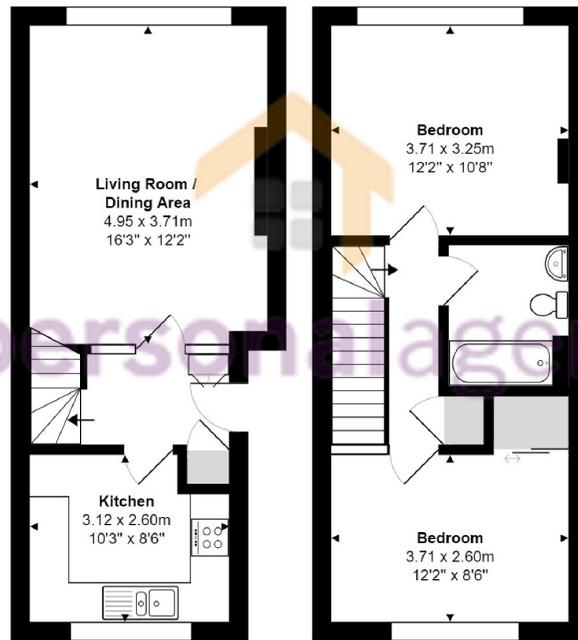
Once inside the property you enter a bright and airy 16ft lounge/dining room with wonderful outlook and a separate modern kitchen. Stairs lead to two double bedrooms and the bathroom. All of the windows are large allowing the rooms to be filled with light and accentuating the feeling of space. There is a garage in block and further storage to be found with use of the private loft space.

The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.







First Floor Maisonette

Second Floor



The Orchard, Tayles Hill, Ewell Village

Total Area: 66.1 m² ... 711 ft²

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	70	72
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	

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



sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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