



Ewell Court Avenue, Ewell, Epsom, Surrey, KT19 0ED  
Asking price £325,000



## **Ewell Court Avenue, Ewell, Epsom, Surrey, KT19 0ED**

- Two Bedroom Cottage
- Spacious Lounge/Dining Room
- Select cul-de-sac location
- Retirement Cottage For 55
  - Garage In Block
  - Communal Gardens
  - Chain Free
  - Downstairs W/C
  - 2 Years Old Boiler
- Recently Redecorated Throughout

Set within a highly sought after retirement development just outside Ewell Village is this charming two bedroom cottage.

The property offers a spacious lounge / dining room with a sliding door to a secluded rear garden which overlooks part of the communal gardens.

Also downstairs are a fully functional kitchen and a large downstairs W/C.

Upstairs are two well proportioned bedrooms including the Master bedroom with fitted wardrobes. Between the bedrooms is a shower room with a white suite.

Furthermore the property been been recently redecorated throughout, new boiler fitted only 2 years ago, windows been changed only 18 month ago and brand new stairlift fitted only few month ago.

This property is part of the Lakeside gated development and has a garage in block. No chain.







### Local Area

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

### Disclaimer

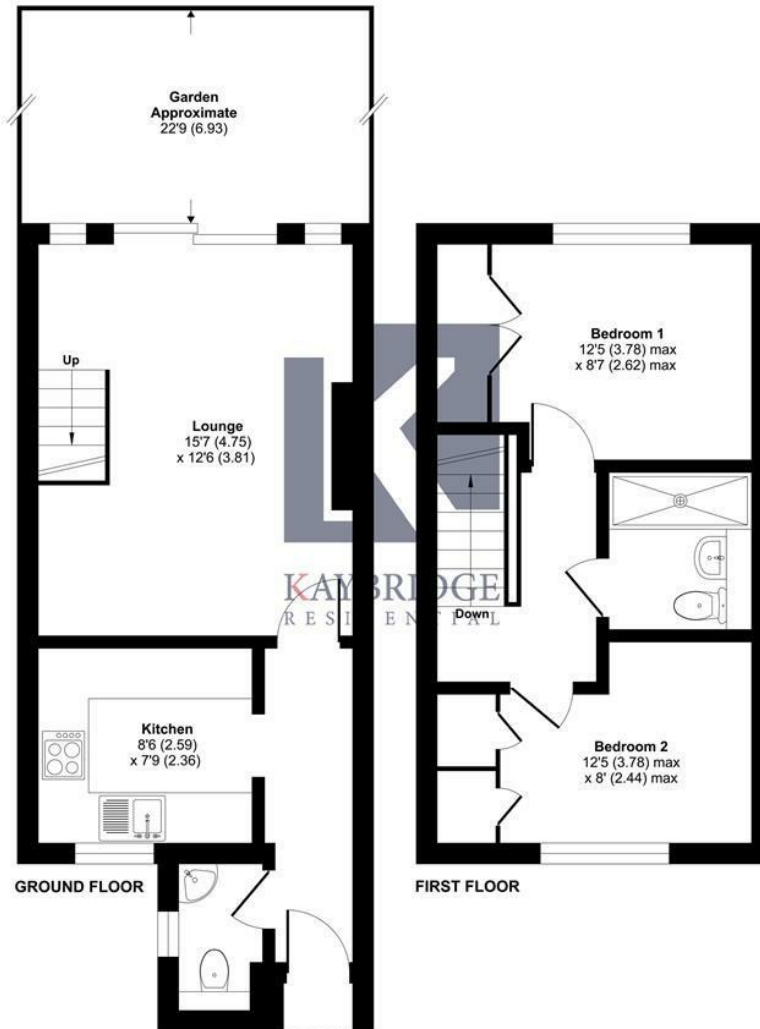
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# Lakeside, Ewell Court Avenue, Ewell, Epsom

Approximate Area = 635 sq ft / 59 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Kaybridge Residential Ltd. REF: 673997

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		71
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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