



Ewell Park Way, Ewell



£735,000

Freehold

- Four Bedrooms
- 24 x 18ft Kitchen / Dining Room
- Bi Fold Doors Across Rear
- Utility Room
- Spacious Lounge
- Ensuite Shower Room
- Downstairs W/C
- Summerhouse



Situated in one of the area's most highly sought after roads, within easy walking distance of Stoneleigh Broadway and railway station is this refurbished, four bedroom family home.

The property boasts a stunning kitchen / dining / living space to the rear which measures approximately 24 x 18ft, has an island with breakfast bar and bi folding doors spanning almost the entire width of the house. There is a separate utility room off the kitchen which also has a door to the garden, while to the front of the house is a spacious lounge with a fireplace and bay window.

The first floor offers three bedrooms in a classic 1930s layout with two large double bedrooms, one single bedroom and a family bathroom which in this case is stylish and contemporary.

The top floor is occupied by an 18ft Master bedroom with windows to the front and rear aspects allowing in plenty of natural light. This bedroom is served by a modern ensuite shower room with a walk in double shower.

A driveway to the front of the property leads to an integral single garage, and to the rear is a fantastic lawned garden, to the rear of which is a detached, timber built summer house. Early viewing essential. Sole agents.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

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.





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