



Cox Lane,



# £385,000

## Freehold

- Two excellent double bedrooms
- Modern kitchen/diner
- Conservatory
- Spacious living room
- Refitted modern bathroom
- South facing rear garden
- Excellent school catchment
- Parking
- Excellent condition throughout
- Vendor suited to end of chain

Located in the heart of a popular residential road, this deceptively spacious home is offered to the market in good order throughout and benefits from a South/West facing rear garden.

The current owners have made a number of improvements including an updated kitchen, updated bathroom and decorated throughout also a new boiler installed in November.

As well as enjoying a fantastic position, the property benefits from well balanced accommodation laid out over two floors and is within walking distance of the Hogsmill and in the catchment areas of many good local schools.

Viewing is strongly advised to fully appreciate the feel and position of this excellently presented home.

Sole agent.



As soon as you step through the front door into the entrance hall you get a sense of the space that is on offer in this property. The Kitchen/diner with sliding doors to the conservatory and out to the secluded South/West facing rear garden makes the perfect entertaining space. To the front of the property a perfectly proportioned lounge is the heart of the home.

The spacious accommodation continues upstairs with two well proportioned double bedrooms, modern refitted bathroom and additional storage. The property offers ample off street parking with designated parking for 2 cars.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are are within a short distance away.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.





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