

The PERSONAL Agent

Belfield Road, Ewell

Guide Price £775,000

Belfield Road, Ewell

- Detached
- Three Bedrooms
- Sunny Rear Garden
- Modern Family Bathroom
- Extended Kitchen Diner
- Orangery
- Garage
- Downstairs WC
- Carriage Driveway
- Popular Ewell Location

Occupying a desirable position on Belfield Road, this beautifully presented and exceptionally spacious three bedroom home offers over 1,600 sq ft of accommodation, including the garage. With a lovely sunny garden, garage and carriage driveway providing parking for up to three cars, the property combines generous living space, excellent entertaining areas and scope for further enhancement.

The house has been maintained to a very high standard throughout and has a wonderfully light, bright and welcoming feel. The spacious entrance hall provides access to the principal reception areas, downstairs cloakroom, useful office space and impressive extended kitchen.

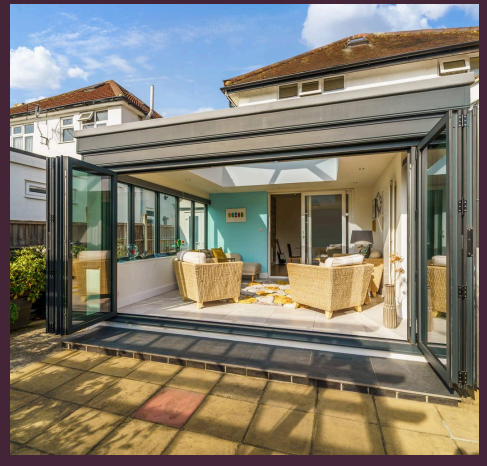
The kitchen is undoubtedly one of the main features of the home, having been substantially extended to create a superb 24'6" x 17'6" open plan space. There is ample room for a large dining or family area alongside the modern fitted kitchen, creating a fantastic environment for everyday family life and entertaining.

From the kitchen, doors lead into the impressive 13'6"





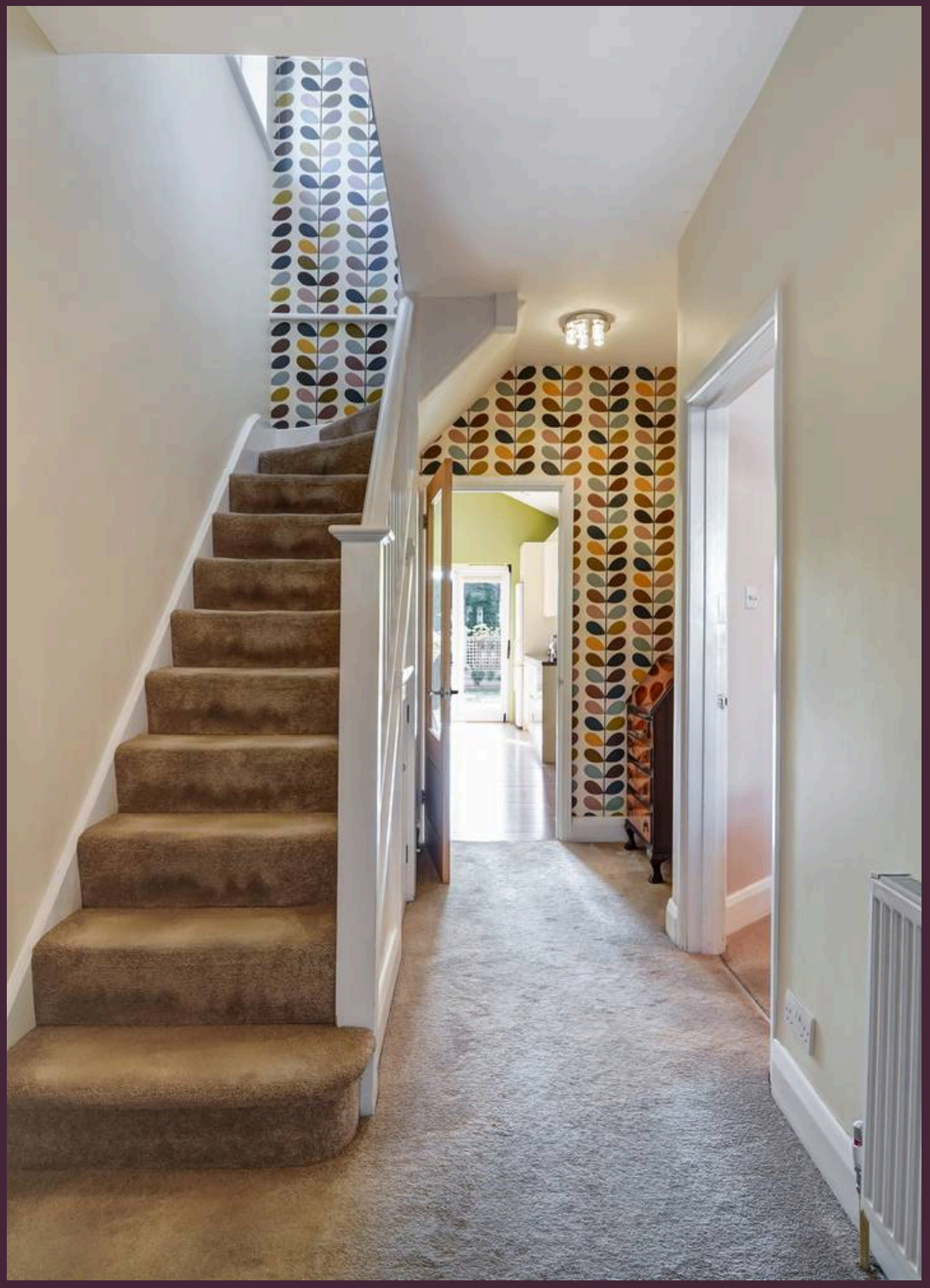






Description

The ground floor also benefits from a useful utility room, housing the boiler and providing space and plumbing for both a washing machine and tumble dryer, together with a downstairs cloakroom and separate office space, ideal for those working from home. Upstairs, there are three well proportioned bedrooms, including two excellent double bedrooms and a further bedroom which would work equally well as a child's room, study or dressing room. A well-appointed family bathroom with both a bath and separate shower completes the first floor. Outside, the rear garden is a particular feature of the property. Enjoying a sunny aspect, it has been thoughtfully arranged with two separate patio areas. The main patio immediately adjoining the rear of the house provides an ideal space for outdoor dining and entertaining, while a raised patio overlooking the koi fish pond creates a lovely additional seating area and peaceful focal point within the garden.



To the front, the property benefits from a carriage-style driveway providing parking for up to three cars, together with an integral garage. There is also planning permission in place to extend upwards over the garage, providing an exciting opportunity for a future owner to further increase the accommodation, subject to the relevant conditions and consents. The location is equally appealing, with the property situated approximately a 10-minute walk from the local railway station, which is within Zone 6, providing convenient access for commuters. Overall, this is a superbly presented and stylish family home offering exceptional entertaining space, a wonderful kitchen and orangery, three bedrooms, excellent parking and a sunny, beautifully arranged garden, together with the added benefit of planning permission to create further accommodation above the garage. The combination of its generous proportions, high standard of presentation and potential for future enhancement makes this a particularly exciting home. The picturesque Ewell Village is less than half a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the 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 with their connections to London. Alternatively nearby Epsom is a busier market town town and has the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. 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.
Council Tax band: E

Tenure: Freehold

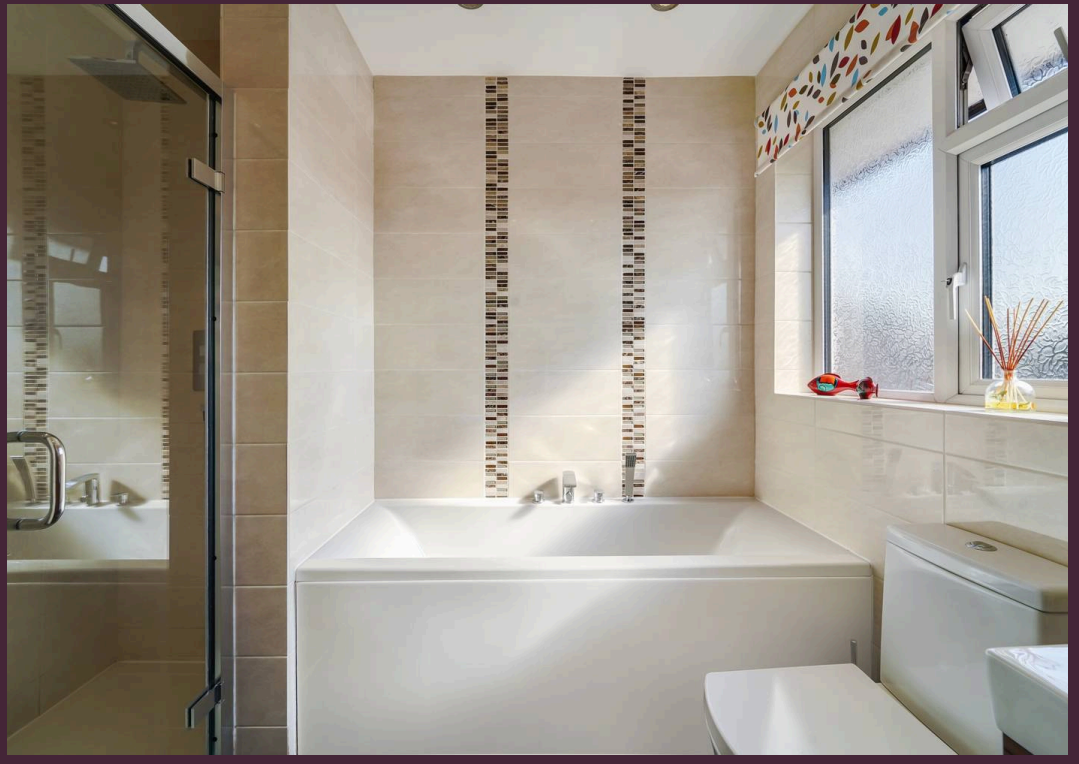
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





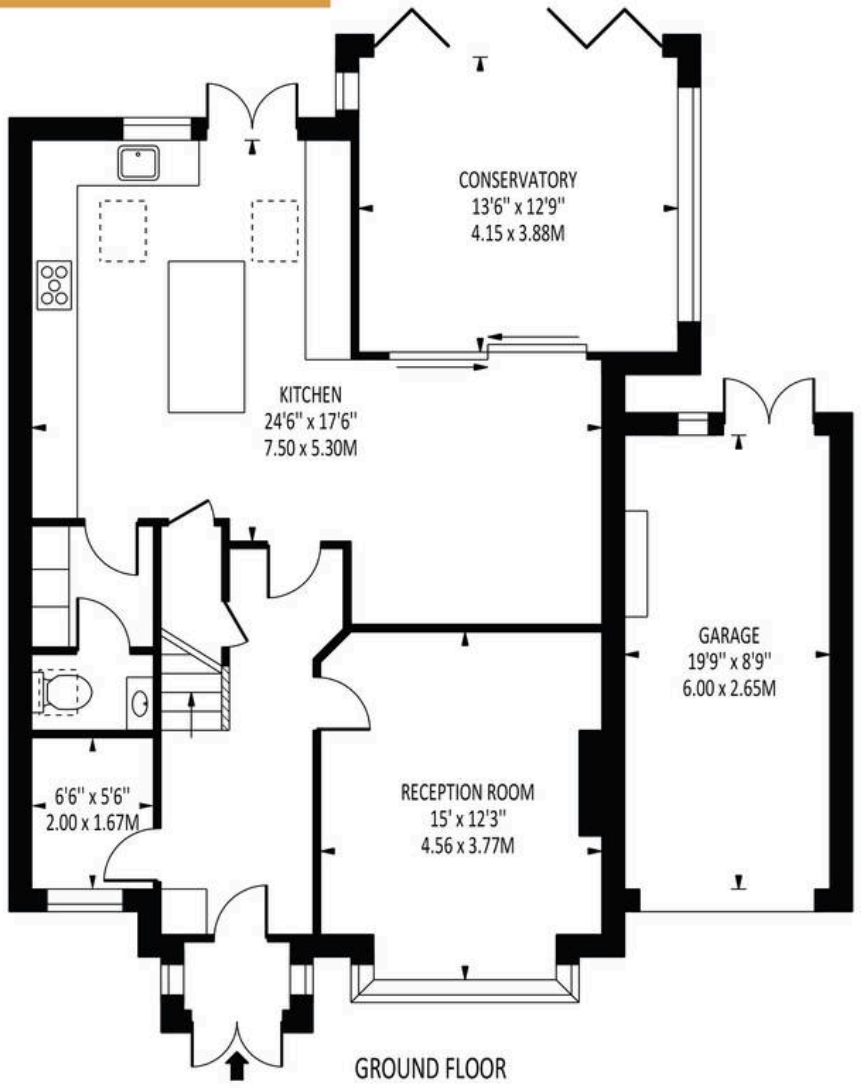


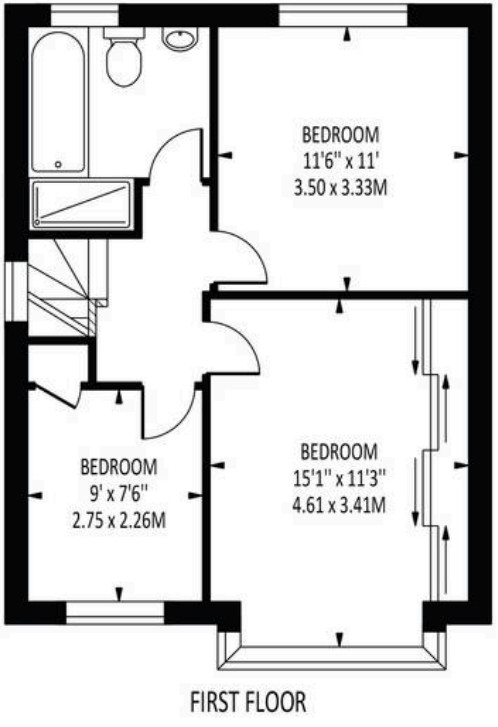


The PERSONAL Agent

Belfield Road

Total Area: 1602 SQ FT • 148.85 SQ M
(Including Garage)
Garage Area : 171 SQ FT • 15.90 SQ M





Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/