

The PERSONAL Agent

London Road, Ewell

Guide Price £725,000

London Road, Ewell

- Offered to the market chain free
- Extended property offering approximately 1,586 sq ft of accommodation, including the garage
- Excellent opportunity for modernisation and personalisation
- Spacious front reception room
- Separate dining room, ideal for family meals and entertaining
- Fitted kitchen with scope for improvement
- Five bedrooms providing versatile accommodation
- Integral garage measuring approximately 19'11" x 7'5", offering useful storage space
- Fantastic location
- Viewing by appointment

Offering an exciting opportunity for buyers looking to create their ideal home, this extended property on London Road provides generous and versatile accommodation, with a total floor area of approximately 1,586 sq ft, including the garage. Offered to the market chain free, the property offers significant potential for modernisation and improvement, allowing the next owners to put their own stamp on a home with an already substantial footprint.





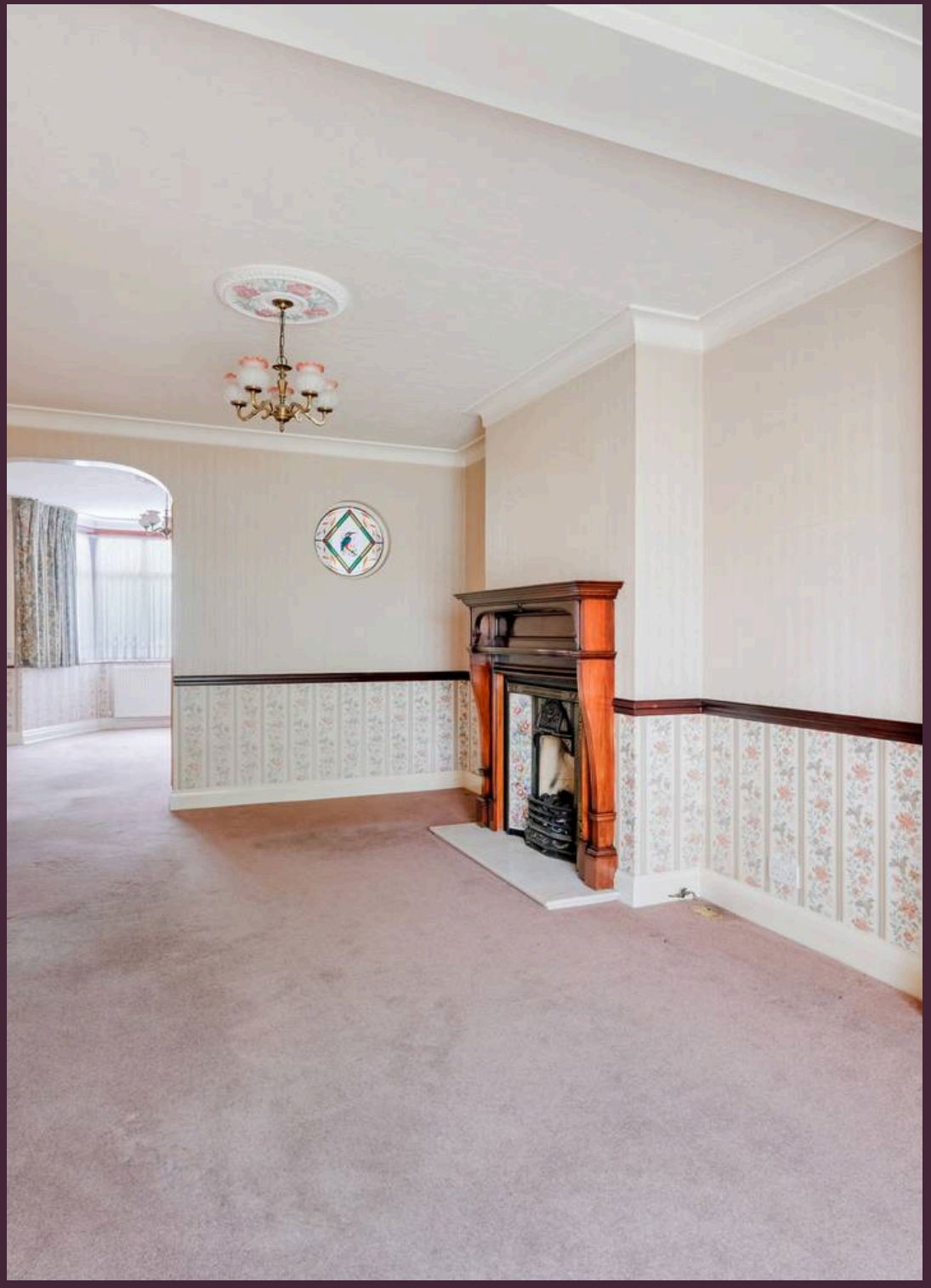






Description

The ground floor features a spacious reception room to the front, flowing through to a separate dining room, creating excellent space for both everyday family life and entertaining. The kitchen is positioned to the rear, alongside a convenient ground-floor WC, while the integral garage offers additional storage or potential for alternative uses, subject to any necessary consents. Upstairs, the property boasts five bedrooms, providing flexibility for growing families, home working or guest accommodation, alongside a family bathroom. Although the property would benefit from some modernisation, its existing extension and generous proportions provide an excellent foundation for someone looking to create a home tailored to their own tastes and requirements. Early viewing is highly recommended to appreciate the size, flexibility and possibilities this chain-free home has to offer.



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. Disclaimer This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:









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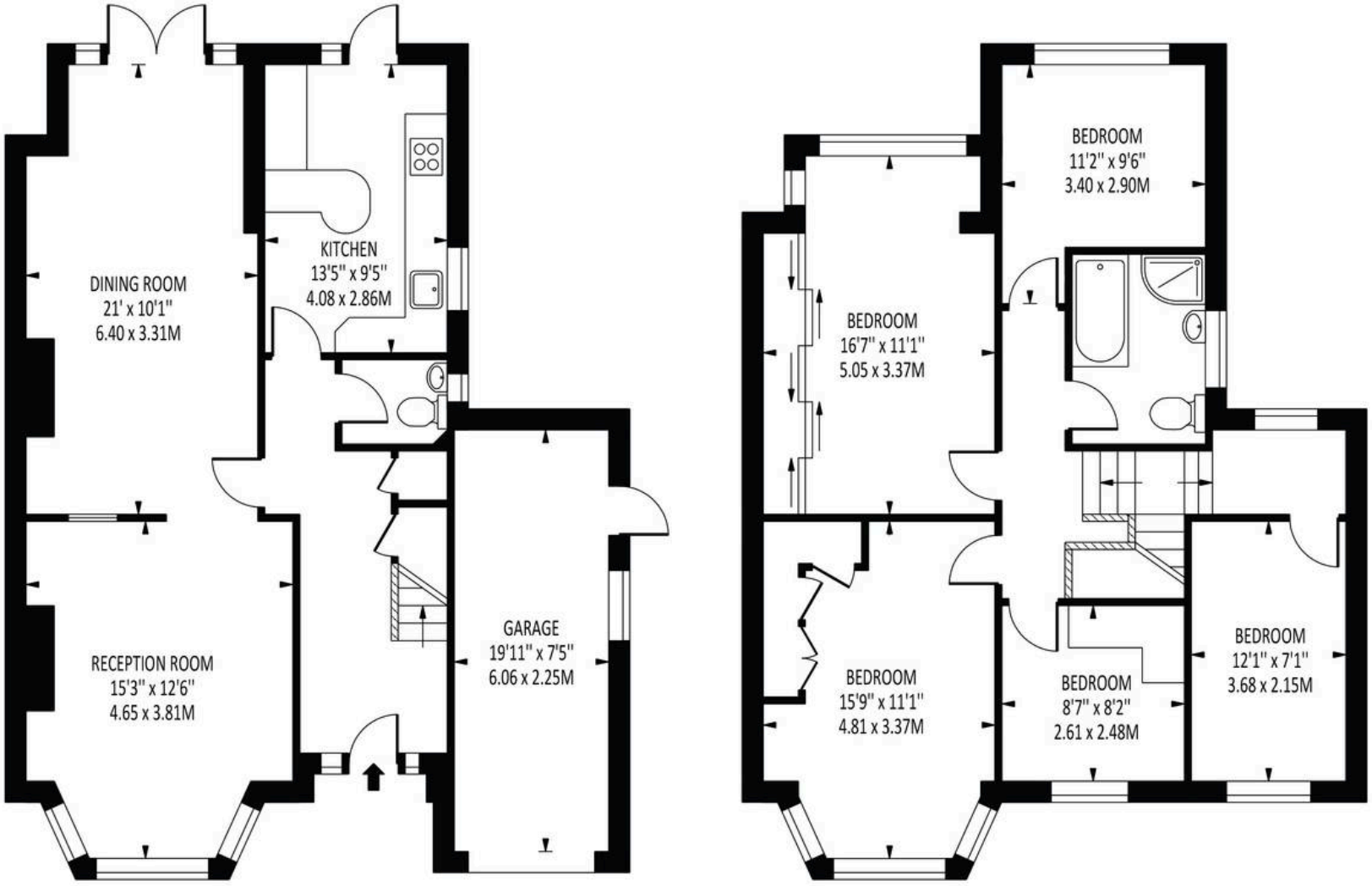
Total Area: 1586 SQ FT • 147.39 SQ M
(Including Garage)
Garage Area : 147 SQ FT • 13.64 SQ M



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.



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