

The PERSONAL Agent

Cherwell Court, Ewell

Guide Price £415,000

9 Cherwell Court, Ewell

- Three/Four Bedroom Terrace House
- Open Kitchen Breakfast Room
- Double Glazing
- Converted Garage
- Good Sized Family Bathroom
- West Ewell Location
- Large Reception Room
- Downstairs WC
- Hard Landscaped Garden
- Summer House with Power

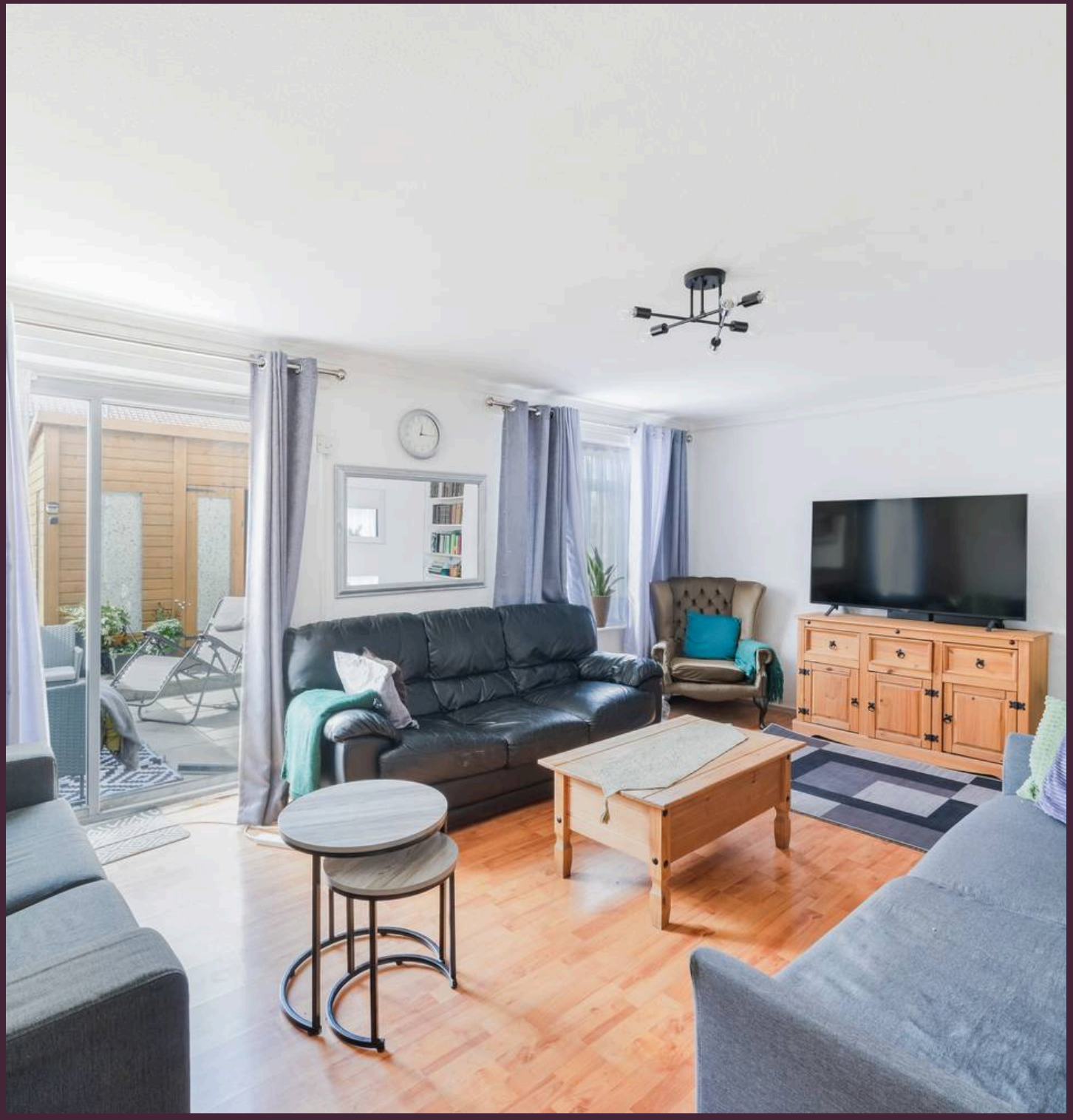
A well proportioned three bedroom terrace house offering spacious and versatile accommodation arranged over two floors, complemented by off street parking for two cars and a private, hard landscaped rear garden with a powered summer house.











Description

The ground floor features a generous 17'6" x 12'1" reception room, providing an excellent space for relaxing and entertaining, while the separate 17'4" x 13'4" kitchen offers plenty of room for dining and family use. There is also a useful ground-floor bedroom, ideal for guests, a home office or those looking for flexible living accommodation, together with a downstairs cloakroom. Upstairs, there are three further bedrooms, including two well proportioned double bedrooms and a third bedroom, along with the family bathroom. Outside, the rear garden has been hard landscaped for ease of maintenance, providing a practical outdoor space for seating, entertaining and enjoying the warmer months. A particular feature is the summer house, which benefits from power, making it ideal as a home office, hobby room, gym or additional recreational space. To the front, there is off street parking for two cars, adding further convenience to this attractive family home.



In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links to 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 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.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









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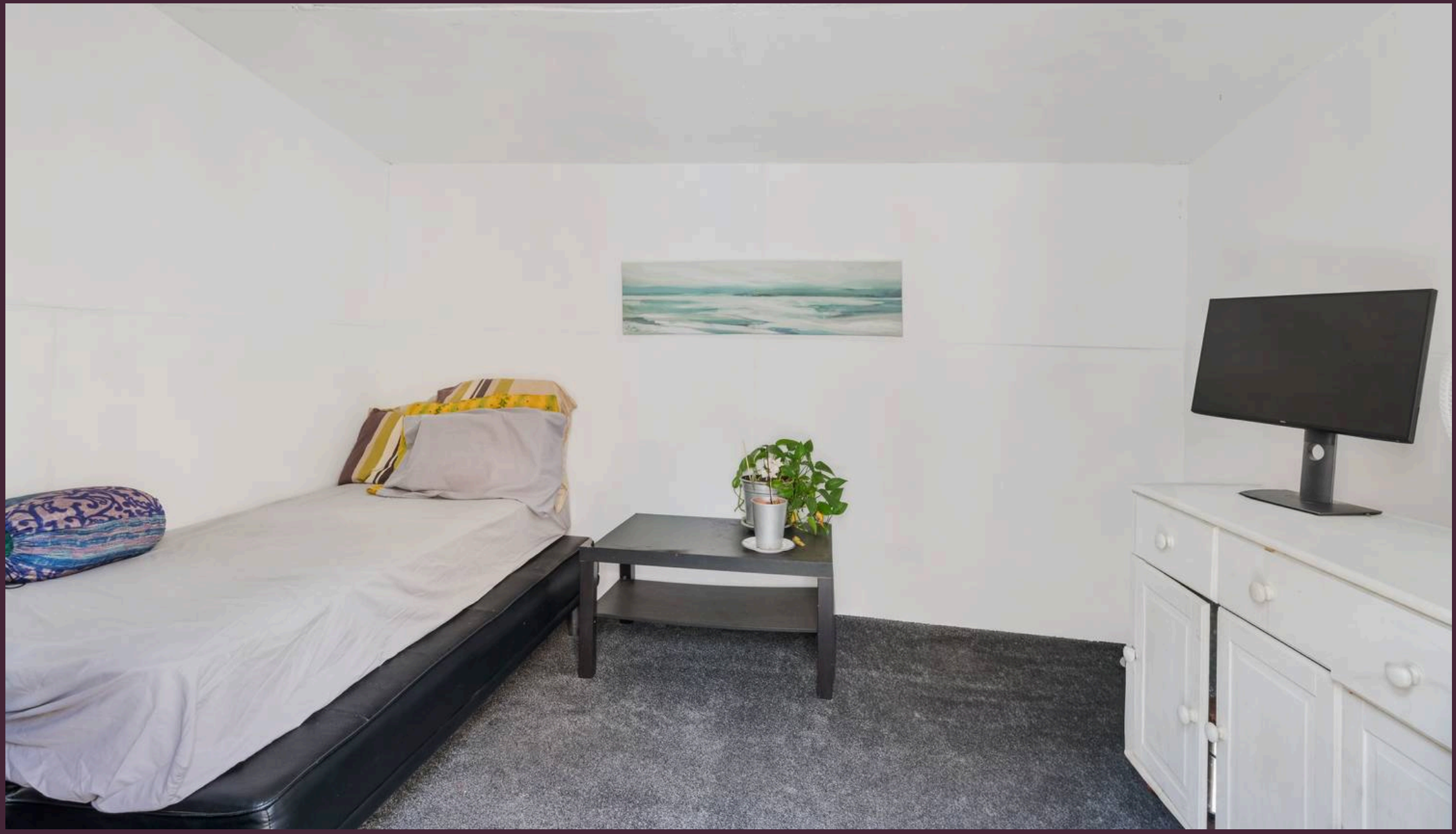
Total Area: 1214 SQ FT • 112.78 SQ M
(Including Summer House)
Summer House Area : 107 SQ FT • 9.98 SQ M



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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