

The PERSONAL Agent

19 Mill View Close, Ewell

Guide Price £850,000

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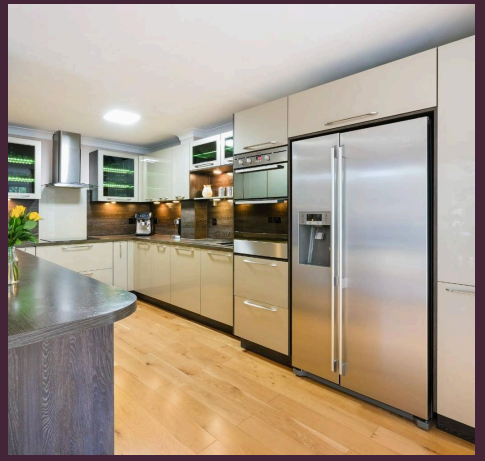
Ewell, Epsom

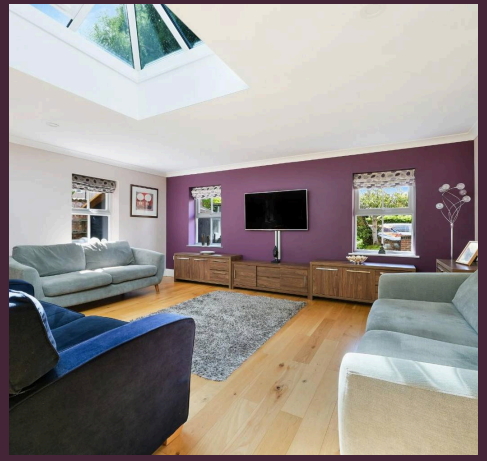
- Backing Directly onto London Road Recreation Park
- Viewing by appointment
- Off Street Parking for Three Cars
- Over 2000 Square Feet
- Two Bathrooms, including an En suite
- Sublime Location with easy access to Ewell Village
- Integral Garage
- Modern High Spec Kitchen
- Beautifully Extended to Create a Stunning Open Plan Living Space
- Stunning Five Bedroom Town House

Occupying an enviable position backing directly onto London Road Recreation Park, this stunning and exceptionally spacious family home offers 2,029 sq ft of accommodation, including the garage, and has been thoughtfully extended by the current owners to create a superb and highly versatile living space.

From the moment you arrive, the property offers an impressive sense of space, with the ground floor centred around an exceptional 26'1" x 18'6" reception room. This substantial room provides an abundance of space for both relaxing and entertaining and forms the heart of the home, with a particularly attractive outlook towards the rear of the property and the open space beyond.





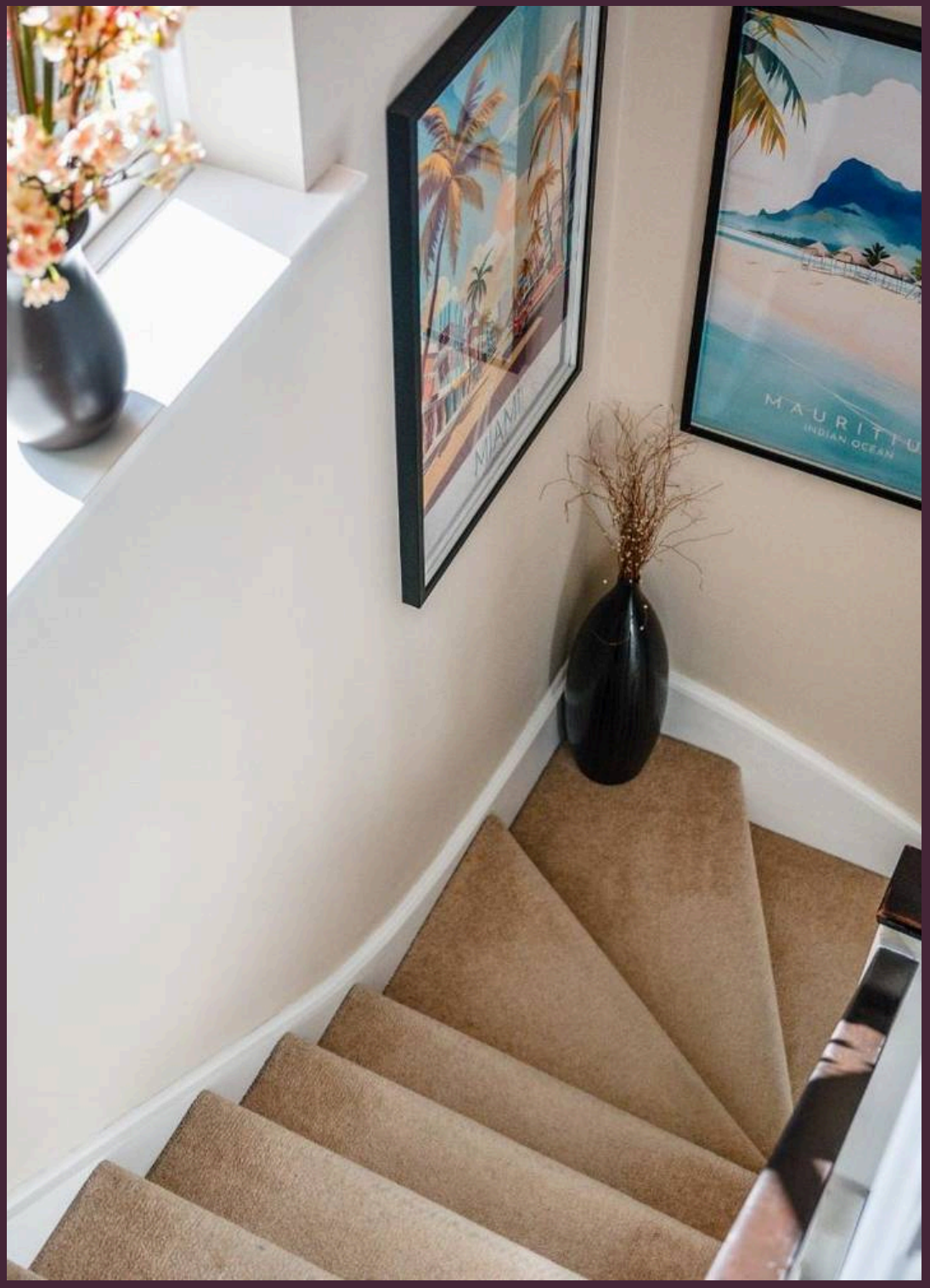






Description

The ground floor features a well-appointed 15'6" x 8'6" kitchen, a downstairs WC and a generous 17'3" x 8'9" integral garage, offering excellent storage and practicality. The first floor provides two impressive bedrooms, measuring 16'9" x 15'6" and 15'9" x 10'6", alongside bathroom facilities. The second floor offers three further bedrooms, creating a total of five bedrooms and providing flexible accommodation for family living, home offices, guest rooms or hobbies. Extended by the current owners, the property offers considerably more space than initially anticipated, with a layout designed to suit modern family life. A particular highlight is the rear outlook, backing directly onto London Road Recreation Park, providing a wonderful sense of openness, green space and an appealing setting for families.



Just minutes from Ewell Village's excellent local amenities and public transport links, the house is within easy walking distance of both Ewell West and Ewell East stations (Zone 6). Ewell West offers direct services to Waterloo in approximately 34 minutes, with convenient connections to Victoria and London Bridge. The charming High Street is a short stroll away with a mix of local shops, convenience stores, restaurants, and a popular craft beer and wine bar. Nature lovers will appreciate the proximity to Hogsmill Riverside, Horton Country Park, and Nonsuch Park. The property also falls within the catchment area for many popular primary and secondary schools including Glyn School for Boys, Ewell Castle and Nescot College, all within easy reach.
Tenure: Freehold Council Tax Band: F

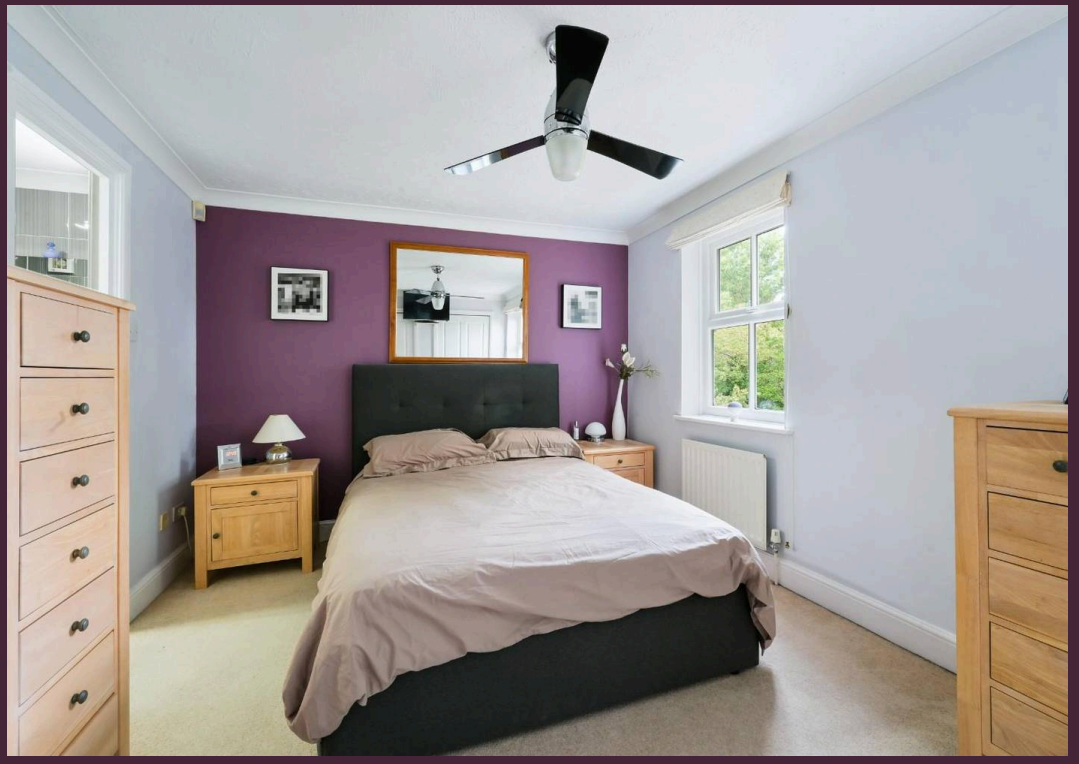
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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





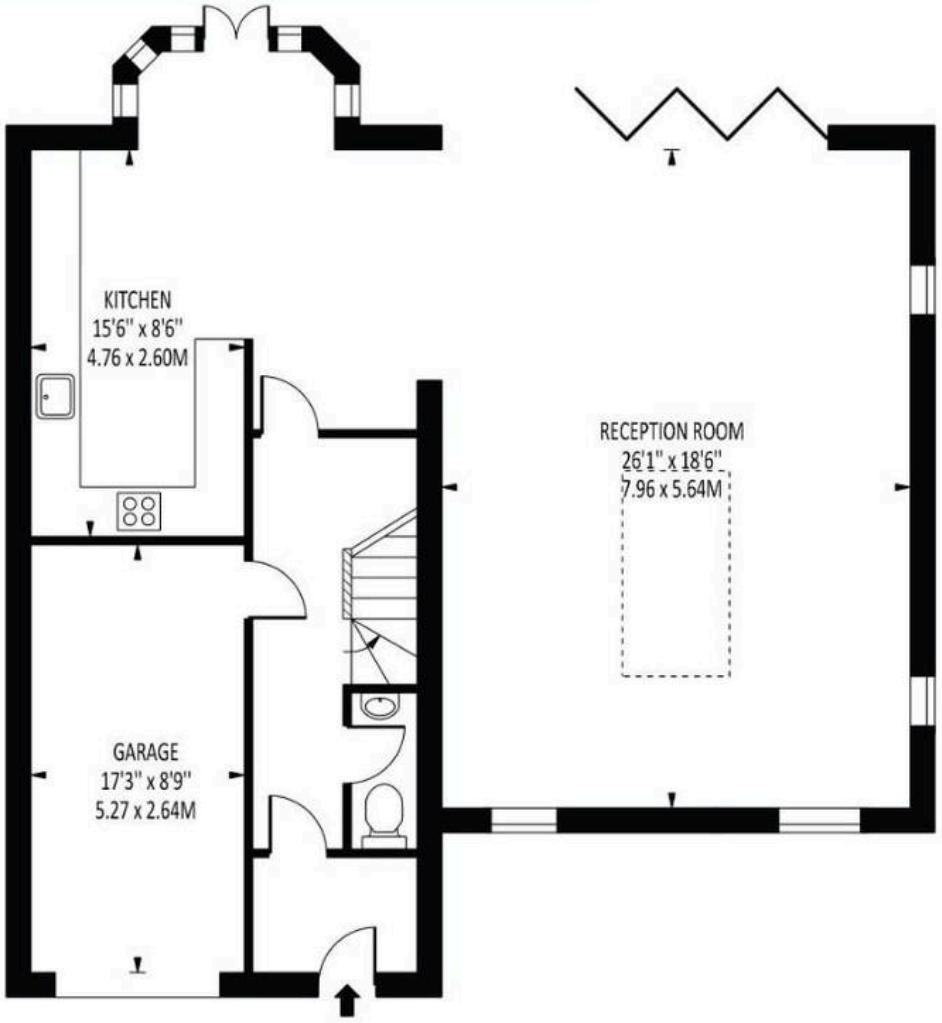




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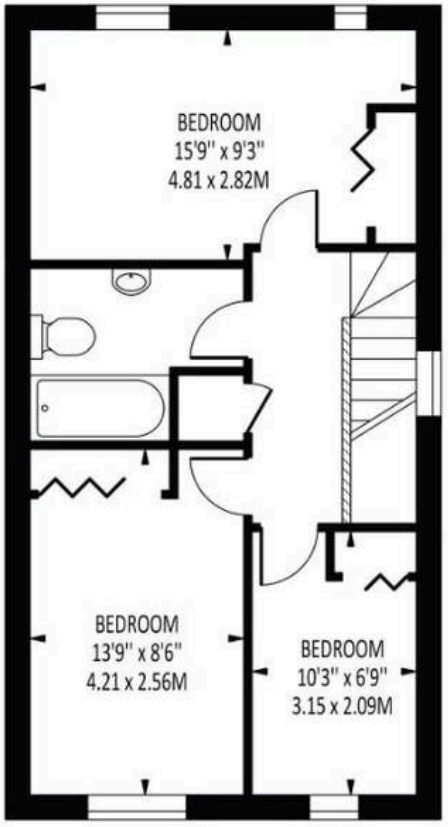
Total Area: 2029 SQ FT • 188.50 SQ M
(Including Garage)
Garage Area : 150 SQ FT • 13.91 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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/