

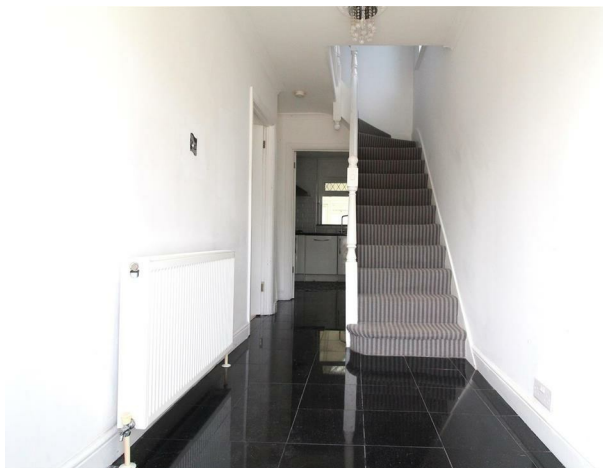
Mark Anthony

Estate Agents



59 Derek Avenue, West Ewell, KT19 9HP
Offers in excess of £600,000





59 Derek Avenue, West Ewell, KT19 9HP

Offers in excess of £600,000

Mark Anthony Estate Agents are delighted to bring to the market this well presented three bedroom family home offering excellent space, modern touches and a versatile layout perfect for families.

Located on the quiet and well regarded Derek Avenue a no through road backing onto Bonesgate Nature Reserve. Chessington North mainline station is within walking distance and you are only minutes walk of open parkland. There are good schools nearby and regular buses into Chessington West Ewell and Epsom, all with mainline stations.

The ground floor features a welcoming entrance hall leading to a spacious front reception with deep bay window flooding the room with natural light, generous open plan kitchen / dining room leading to a 15 ft square conservatory. This impressive extension opens directly onto the 120 ft terraced rear garden that includes patio areas, lawn and cabin all creating a superb space for families, entertaining and outdoor living. The ground floor accommodation is completed with useful utility space and shower room.

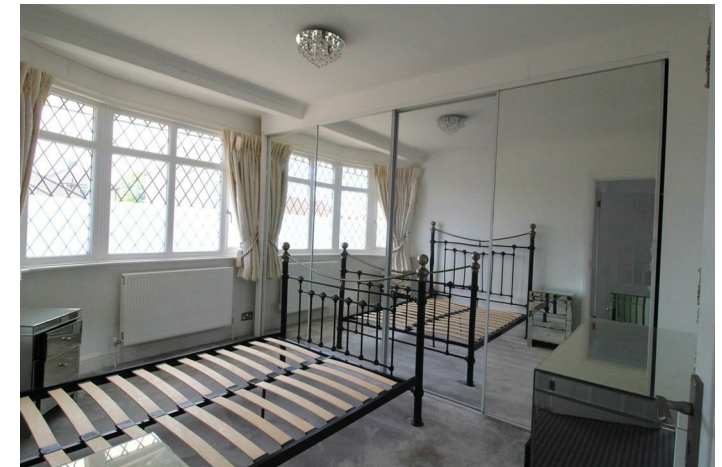
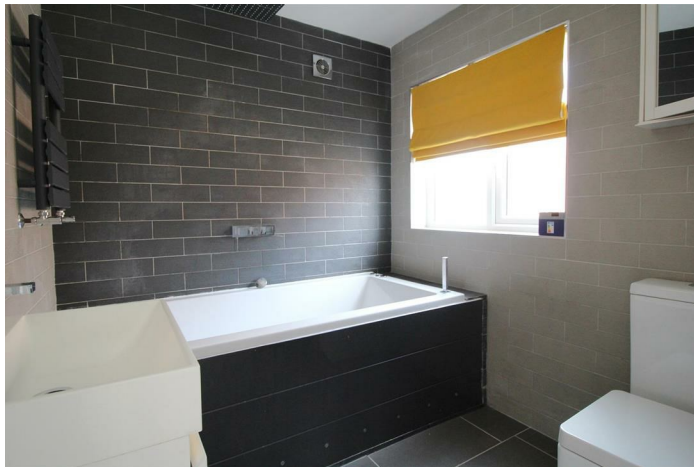
The first floor offers the traditional layout of two double bedrooms and a single bedroom all served by a stylish family bathroom.

Stairs leading to the converted loft room with Velux windows, this room has been used as a bedroom.

The block paved frontage provides ample off street parking.

Brought to the market with no onward chain this property warrants early viewing.

- Three Bedroom semi detached family home
- Located on the quiet and well regarded Derek Avenue a no through road backing onto Bonesgate Nature Reserve
- No onward chain
- Spacious kitchen / dining room
- 15 ft sq conservatory
- Utility area and downstairs shower room
- Modern family bathroom
- 120 ft terraced rear garden a fabulous space for the family and entertaining
- Ample off street parking
- Epc rating: D



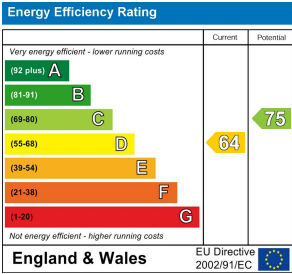
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.