



Amis Avenue, Ewell

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Large Downstairs Study
- Conservatory
- Downstairs WC
- Scope to Extend Subject To Planning
- Close to Good Schools
- Local Amenities and Transport Links Nearby
- Doorstep of Horton Country Park
- Popular Location

The Personal Agent are pleased to present a well proportioned three bedroom semi detached house offering approximately 1,055 sq ft of accommodation, with excellent potential for the next owner to update and personalise to their own taste. The property provides a versatile layout, including two reception rooms, a separate study and a useful conservatory overlooking the rear garden.

The ground floor comprises an entrance porch, reception room, dining room, kitchen, study and downstairs WC, while upstairs are three bedrooms and a newly fitted family bathroom. The accommodation offers plenty of scope for



modernisation, while the property also presents an exciting opportunity to extend, subject to the necessary planning consents, making it particularly appealing to those looking to create a larger family home.

Outside, there is off street parking for two cars to the front, while the rear garden is a real feature, being well laid out and landscaped with a good-sized patio area providing an ideal space for outdoor dining and entertaining, leading onto the remainder of the garden.

In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature

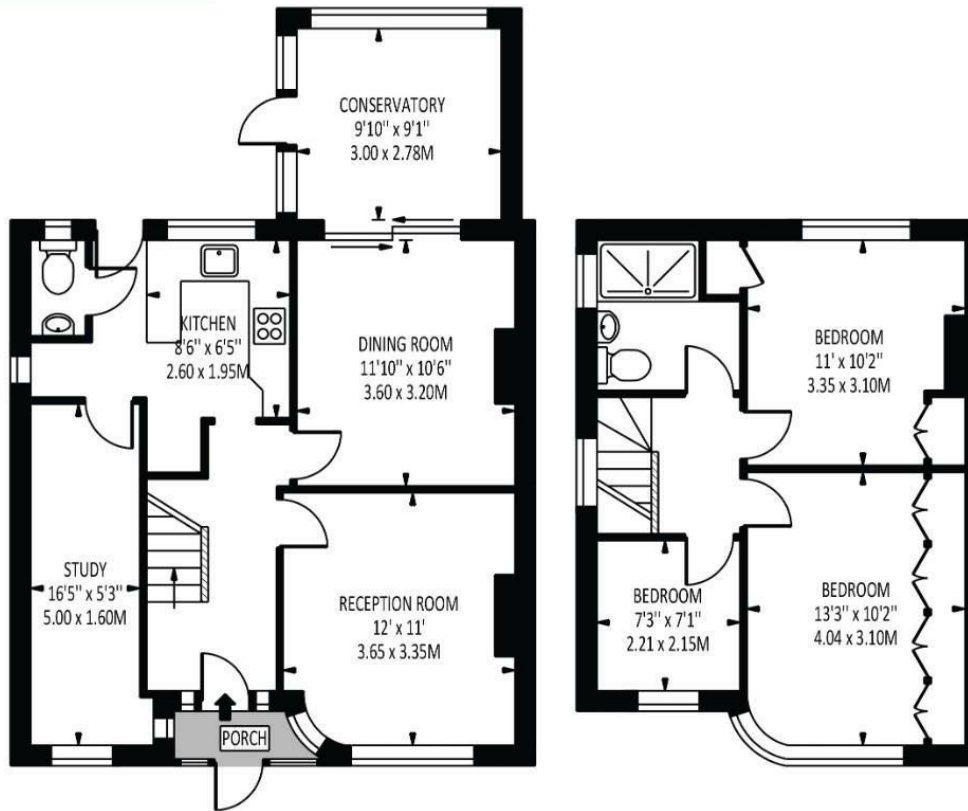
reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

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.

Tenure- Freehold
Council Tax Band- E







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 inspection, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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