



Arundel Avenue, East Ewell

The **PERSONAL** Agent

Guide Price £1,295,000

Freehold

- Substantial Family Home of 2675 sq ft. approx
- Prestigious Nonsuch Estate Close To Excellent Schools
- Entrance Vestibule and Reception Hall
- Separate Living Room with Conservatory and Dining/Family Room
- Ground Bedroom With Shower Room (Annex)
- Modern Kitchen/Breakfast Room with Bi Fold Doors
- Five Bedrooms and Spacious Family Bathroom
- En Suite Shower Room
- Well Established Level Rear Garden
- Ample Driveway and Garage Store

This substantial five bedroom detached family home offers an impressive 2,675 sq ft of versatile living space and is superbly positioned on one of the most sought after roads within the prestigious Nonsuch Estate in East Ewell.

Dating from the 1930s, this attractive residence represents one of the largest house styles on the Nonsuch Estate. Typical of the era, the property enjoys generous proportions, impressive room sizes and high ceilings. A private entrance vestibule with bespoke storage provides a welcoming arrival, while original stained glass leaded doors open into a light filled reception hall. From here, stairs rise to the first floor and doors lead to the principal reception rooms and the extensive kitchen/dining/family room.

The living accommodation is arranged around three independent reception rooms, providing a thoughtful balance of social family space and private retreats. To the front of the property, a generous formal dining room benefits from an abundance of natural light via a wide bay window and can equally be used as an additional family room if desired.

To the rear, a spacious living room is centred around a character feature fireplace, flanked on either side by original porthole leaded light windows, adding further charm and period detail from here you access a peaceful conservatory which enjoys attractive views over, and direct access to the



secluded rear garden.

Off the main reception hall, a corridor leads through to the third reception room, which offers excellent flexibility and could be utilised as a guest bedroom for elderly relatives or visiting guests. This room is served by a separate shower room, creating annex style accommodation ideal for multi generational living.

The kitchen is a real feature, fitted with a range of sleek contemporary cabinetry and complemented by a breakfast bar that provides the perfect space for casual dining, serving up meals, or enjoying drinks with family and friends. A separate utility/boot room offers practical storage for appliances and everyday essentials, helping to keep the main living areas clutter free. The modern theme continues seamlessly into the dining and family seating area, creating a superb open plan living environment ideal for both entertaining and day to day family life. Bi fold doors invite you outside, effortlessly connecting the interior with the garden and allowing natural light to flood the space. The expansive rear garden is sunny and secluded with large sun terrace seating area.

To the first floor, a spacious split level landing featuring an acoustic statement wall provides access to five well-proportioned bedrooms, reflecting

the generous proportions found on the ground floor. The principal bedroom benefits from an en suite shower room, while a large contemporary family bathroom serves the remaining bedrooms.

The highly desirable nearby Ewell Village has a rich background dating back to the Bronze age and at the end of the Middle Ages, King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

Popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course both Ewell East and Cheam stations (zone 6) which offer easy access to London with Waterloo and Victoria & London Bridge taking approximately 40 minutes.

Tenure - Freehold
Council Tax Band - G





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Arundel Avenue

Total Area: 2675 SQ FT • 248.49 SQ M
(Excluding Store)



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales		
	EU Directive 2002/91/EC	

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