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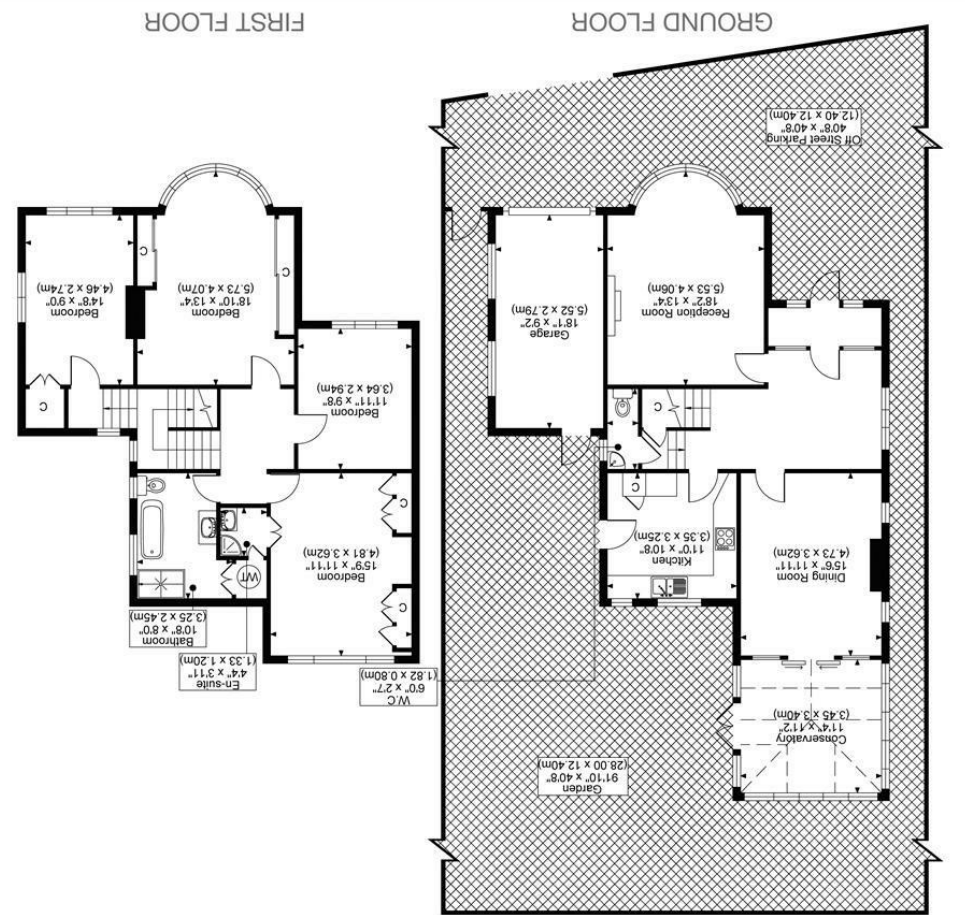
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



ARUNDEL AVENUE, KT17
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1985 SQ.FT (184 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1819 SQ.FT (169 SQ.M)



CHRISTIES



ARUNDEL AVENUE, EWELL KT17 2RG

GUIDE PRICE £1,000,000

****GUIDE PRICE £1,000,000 - £1,100,000****
WELCOME TO ARUNDEL AVENUE — A SPACIOUS AND WELL-PROPORTIONED DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT WITHIN A HIGHLY DESIRABLE RESIDENTIAL LOCATION, OFFERING FLEXIBLE ACCOMMODATION AND EXCELLENT FAMILY LIVING SPACE THROUGHOUT.
THE GROUND FLOOR IS THOUGHTFULLY ARRANGED, FEATURING A GENEROUS RECEPTION ROOM TO THE FRONT OF THE PROPERTY ALONGSIDE A SEPARATE DINING ROOM, CREATING EXCELLENT SPACES FOR BOTH EVERYDAY LIVING AND ENTERTAINING. THE DINING ROOM FLOWS THROUGH TO A CONSERVATORY OVERLOOKING THE GARDEN, PROVIDING AN ADDITIONAL RECEPTION AREA AND A WONDERFUL CONNECTION TO THE OUTDOORS. A WELL-APPOINTED KITCHEN AND CONVENIENT GROUND FLOOR WC COMPLETE THE ACCOMMODATION.
UPSTAIRS, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED BEDROOMS, ONE OF WHICH BENEFITS FROM EN-SUITE FACILITIES, WHILE THE REMAINING BEDROOMS ARE SERVED BY A FAMILY BATHROOM, PROVIDING COMFORTABLE ACCOMMODATION FOR GROWING FAMILIES.
EXTERNALLY, THE PROPERTY ENJOYS A SUBSTANTIAL REAR GARDEN, OFFERING EXCELLENT OUTDOOR SPACE FOR RELAXATION, ENTERTAINING AND FAMILY ENJOYMENT. TO THE FRONT, A GENEROUS DRIVEWAY PROVIDES AMPLE PARKING ALONGSIDE ACCESS TO THE INTEGRAL GARAGE.
COMBINING GENEROUS PROPORTIONS, VERSATILE LIVING SPACE AND A SOUGHT-AFTER LOCATION, ARUNDEL AVENUE REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A SUPERB LONG-TERM FAMILY HOME.

- DETACHED FAMILY HOME IN A DESIRABLE RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM AND SEPARATE DINING ROOM
- FOUR WELL-PROPORTIONED BEDROOMS, ONE WITH EN-SUITE FACILITIES
- GENEROUS REAR GARDEN IDEAL FOR FAMILY ENJOYMENT
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- COUNCIL TAX BAND G
- EPC RATING D

