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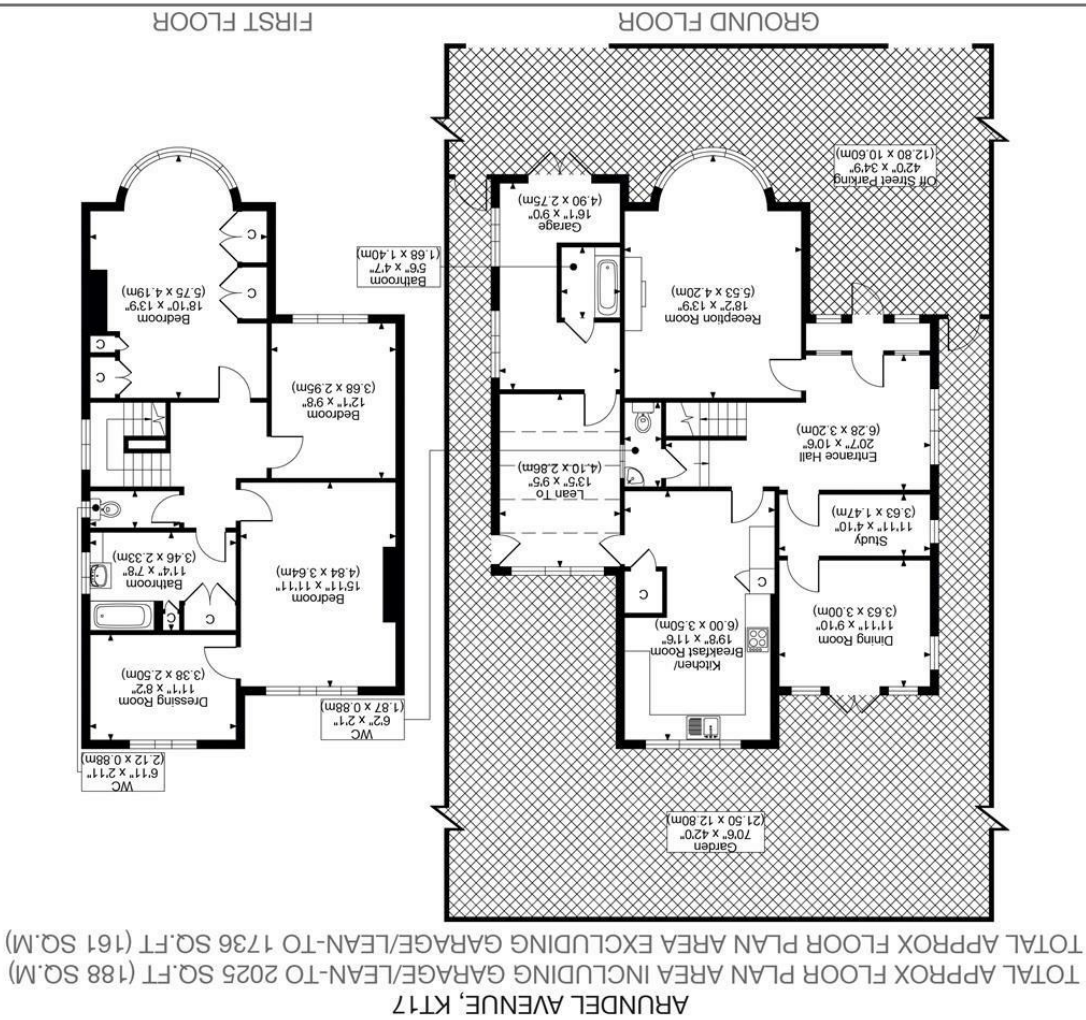
RICS

The Property  
Ombudsman

CHRISTIES

optica  
MEDIA  
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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.



CHRISTIES



ARUNDEL AVENUE, EWELL KT17 2RN

GUIDE PRICE £850,000

**\*\*GUIDE PRICE £850,000 - £900,000\*\***  
SITUATED IN A HIGHLY DESIRABLE LOCATION, THIS SUBSTANTIAL DETACHED FAMILY HOME PRESENTS A RARE OPPORTUNITY TO ACQUIRE A PROPERTY WITH EXCEPTIONAL POTENTIAL. OCCUPYING A GENEROUS PLOT WITH AN IMPRESSIVE REAR GARDEN AND AMPLE FRONTAGE, THE HOME OFFERS AN IDEAL CANVAS FOR BUYERS LOOKING TO CREATE THEIR FOREVER HOME IN ONE OF THE AREA'S MOST SOUGHT-AFTER SETTINGS.

THE GROUND FLOOR PROVIDES A WELL-BALANCED LAYOUT, COMPRISING A SPACIOUS RECEPTION ROOM TO THE FRONT, A SEPARATE DINING ROOM, A GENEROUS KITCHEN/BREAKFAST ROOM OVERLOOKING THE GARDEN, A STUDY IDEAL FOR HOME WORKING, AND A WELCOMING ENTRANCE HALL. A LEAN-TO, INTEGRAL GARAGE AND GROUND FLOOR CLOAKROOM ADD FURTHER PRACTICALITY AND OFFER EXCELLENT SCOPE TO ENHANCE THE EXISTING ACCOMMODATION.

UPSTAIRS, THERE ARE THREE GENEROUS DOUBLE BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH A DRESSING ROOM, ALL SERVED BY A SPACIOUS FAMILY BATHROOM AND A SEPARATE WC, PROVIDING PRACTICAL ACCOMMODATION FOR GROWING FAMILIES.

EXTERNALLY, THE PROPERTY ENJOYS A SUBSTANTIAL REAR GARDEN, IDEAL FOR FAMILIES AND ENTERTAINING, WHILE THE LARGE FRONTAGE PROVIDES AMPLE DRIVEWAY PARKING AND ACCESS TO THE GARAGE.

OFFERING ENORMOUS POTENTIAL IN A PRIME LOCATION, THIS IS A FANTASTIC OPPORTUNITY TO MODERNISE AND CREATE A TRULY EXCEPTIONAL FAMILY HOME TAILORED TO YOUR OWN STYLE AND REQUIREMENTS. PROPERTIES OF THIS NATURE, COMBINING GENEROUS PROPORTIONS, A SUPERB PLOT AND OUTSTANDING POTENTIAL, ARE INCREASINGLY RARE TO THE MARKET.

- FANTASTIC POTENTIAL TO CREATE A SUPERB LONG-TERM FAMILY HOME
- THREE GENEROUS DOUBLE BEDROOMS WITH PRINCIPAL DRESSING ROOM
- EXCELLENT SCOPE TO EXTEND (STPP)
- LARGE REAR GARDEN, GENEROUS DRIVEWAY AND INTEGRAL GARAGE
- COUNCIL TAX BAND F
- EPC RATING D

