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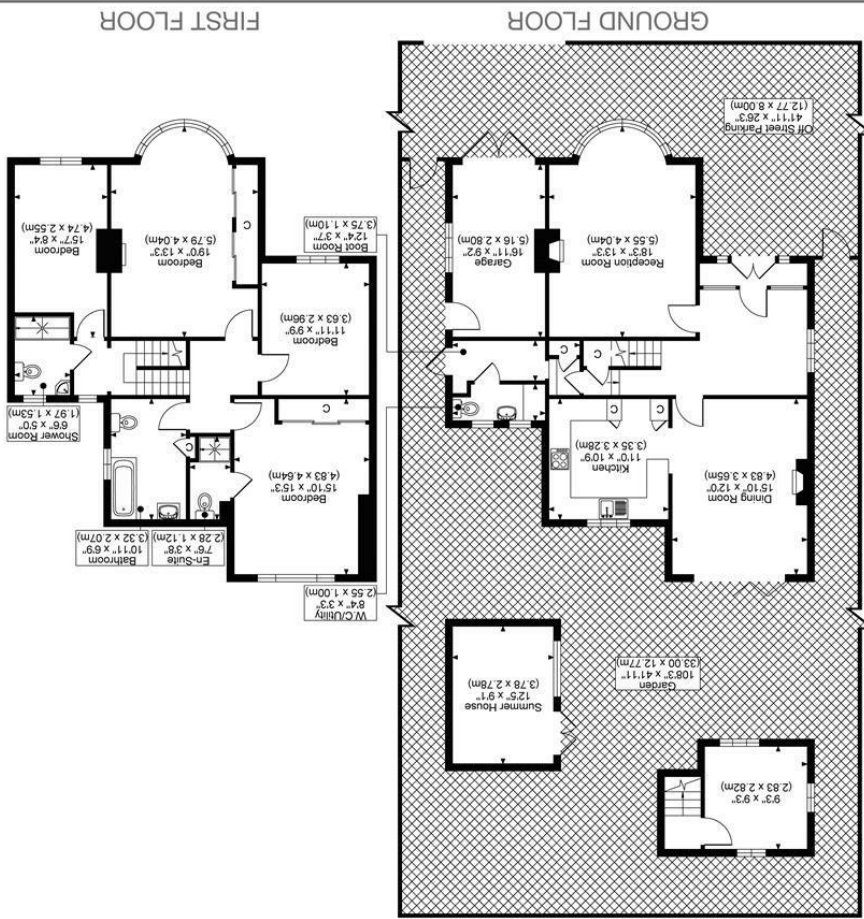
RICS

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/OUTBUILDING 2072 SQ.FT (192 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 1719 SQ.FT (160 SQ.M)



CHRISTIES



ARUNDEL AVENUE, SURREY KT17 2RJ

GUIDE PRICE £1,100,000

SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION IN EWELL, THIS ATTRACTIVE FOUR-BEDROOM DETACHED FAMILY HOME OFFERS GENEROUS ACCOMMODATION, A BEAUTIFULLY LANDSCAPED REAR GARDEN AND EXCELLENT FAMILY LIVING SPACE. IDEALLY POSITIONED FOR EWELL VILLAGE, LOCAL SCHOOLS AND TRANSPORT LINKS, THE PROPERTY COMBINES SPACIOUS INTERIORS WITH AN IMPRESSIVE OUTDOOR SETTING.

THE GROUND FLOOR OFFERS A WELCOMING ENTRANCE HALL LEADING TO A SPACIOUS RECEPTION ROOM, WHILE THE IMPRESSIVE OPEN-PLAN KITCHEN AND DINING AREA PROVIDES A FANTASTIC SOCIAL SPACE FOR EVERYDAY FAMILY LIFE AND ENTERTAINING. THE KITCHEN OPENS DIRECTLY INTO THE DINING AREA, WHICH IN TURN ENJOYS VIEWS AND ACCESS TOWARDS THE REAR GARDEN, CREATING A BRIGHT AND CONNECTED LIVING ENVIRONMENT.

UPSTAIRS, THE PROPERTY FEATURES FOUR WELL-PROPORTIONED DOUBLE BEDROOMS, INCLUDING AN IMPRESSIVE PRINCIPAL BEDROOM WITH ITS OWN EN-SUITE SHOWER ROOM. THE REMAINING BEDROOMS ARE SERVED BY A FAMILY BATHROOM AND SEPARATE SHOWER ROOM, PROVIDING EXCELLENT FACILITIES FOR BOTH FAMILY AND GUESTS.

OUTSIDE, THE BEAUTIFULLY LANDSCAPED REAR GARDEN IS A REAL HIGHLIGHT, EXTENDING TO APPROXIMATELY 108FT AND PROVIDING A WONDERFULLY PRIVATE SETTING WITH EXTENSIVE LAWNS, MATURE PLANTING, AND EXCELLENT SPACE FOR OUTDOOR ENTERTAINING AND FAMILY LIFE. THE GARDEN ALSO BENEFITS FROM TWO SEPARATE DETACHED GARDEN BUILDINGS, INCLUDING A SUBSTANTIAL GARDEN ROOM OFFERING A VERSATILE ADDITIONAL SPACE IDEAL FOR A HOME OFFICE, HOBBY ROOM, GYM, OR GARDEN RETREAT.

TO THE FRONT, A GENEROUS DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING AND LEADS TO THE INTEGRAL GARAGE.

COMBINING SUBSTANTIAL FAMILY ACCOMMODATION, AN EXCEPTIONAL REAR GARDEN AND A HIGHLY DESIRABLE EWELL LOCATION, THIS IS A WONDERFUL OPPORTUNITY TO ACQUIRE A SUPERB, DETACHED FAMILY HOME.

- OPEN-PLAN KITCHEN/DINING ROOM OVERLOOKING THE GARDEN
- FOUR WELL-PROPORTIONED DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN EXTENDING TO APPROXIMATELY 108FT
- TWO DETACHED SUMMER HOUSES
- COUNCIL TAX BAND G
- EPC RATING D

