

### Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

#### Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

#### Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

## 3 Fendall Road, West Ewell, Surrey



- Three Double Bedrooms
- Terrace House
- Two Reception Rooms
- Modern Fitted Kitchen
- Contemporary Bathroom
- Off Road Parking
- Viewing Highly Recommended

Offers In Excess Of

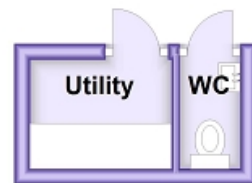
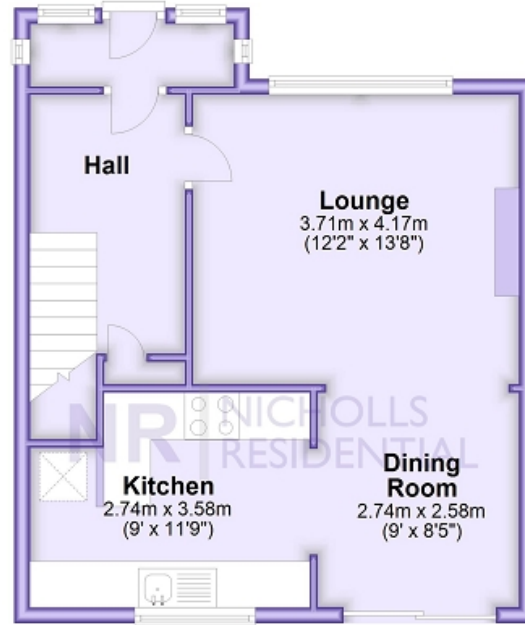


**£490,000 Freehold**



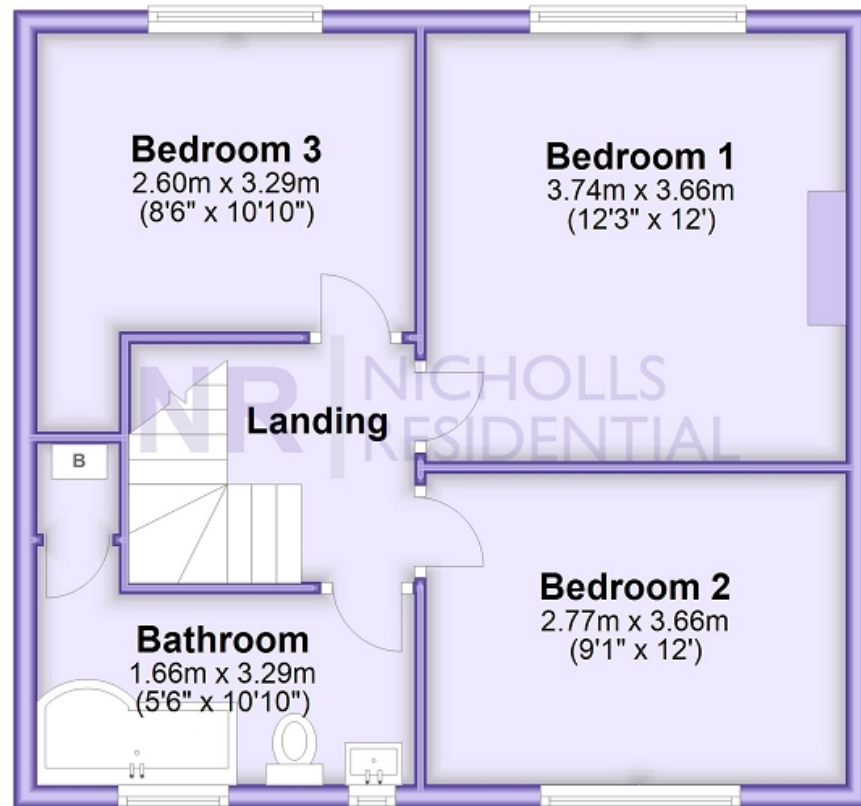
### Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



### First Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential are delighted to offer to the market this excellently presented three bedroom home, well located in the heart of the ever popular West Ewell area. The ground floor accommodation comprises of an entrance hall leading to the modern and spacious 'open plan' style lounge, dining room and kitchen. The kitchen is very well fitted indeed with a range of cabinets, worktops, and built-in appliances. The first floor offers generous space with three double bedrooms and a contemporary and stylish family bathroom with shower over, all leading from a central landing. To the rear of the property there is a delightful private garden laid mainly to lawn and patio. A real feature of this home is the outbuilding in the rear garden adjacent to the main house containing a very useful utility/washing room and separate WC. To the front of the property there is off-road parking. The property also benefits from double glazing and gas fired central heating. The property is in lovely condition throughout, and viewing is highly recommended to fully appreciate this superb home and the convenience of location. Contact Nicholls Residential to book your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

