



## 3 Shawford Road, West Ewell, Surrey. KT19 £550,000

Nicholls Residential are pleased to offer to the market this three bedroom semi-detached house. The property is situated in a popular residential area close to Hogsmill Nature Reserve, Three local schools (junior & senior) and with with local shops and transport links by bus to Kingston and Epsom and by Train Ewell West to London Waterloo are close by. To the ground floor the property consists of a lounge fitted with a mahogany bookshelf and storage cupboard situated to the front with a squared arch leading to the dining room and the conservatory set to the rear. The kitchen is modern and fitted with wall and base units with space and plumbing for appliances. The conservatory has double glazed sliding doors opening onto the rear garden, side access door, completing this floor there is modern wet room with w/c. To the first floor there are three bedrooms and the family bathroom, the loft is boarded with lighting and is accessed via a bespoke pull down ladder. Outside the secluded rear garden is south-west facing is mainly laid to lawn with shrubs, established apple trees and flower borders, green house and timber shed. To the side there is a paved drive leading to a covered carport with ample parking for 2 or 3 cars and long detached garage which benefits with power and lighting. The front garden is tiered with steps leading up the front door. Other benefits include gas central heating, double glazed windows and doors, this property also has the potential

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## Accommodation



Lounge (13' 5" x 11' 7") or (4.10m x 3.52m)



Dining Room (8' 9" x 9' 11") or (2.67m x 3.03m)



Kitchen (11' 3" x 7' 3") or (3.44m x 2.21m)



Conservatory (8' 11" x 16' 3") or (2.71m x 4.95m)

Wet Room



Bedroom 1 (12' 5" x 11' 7") or (3.79m x 3.52m)



Bedroom 2 (10' 5" x 10' 5") or (3.17m x 3.18m)



Bedroom 3 (7' 0" x 7' 1") or (2.13m x 2.17m)



Bathroom (6' 8" x 5' 7") or (2.04m x 1.71m)





### Floor Plan Disclaimer:-

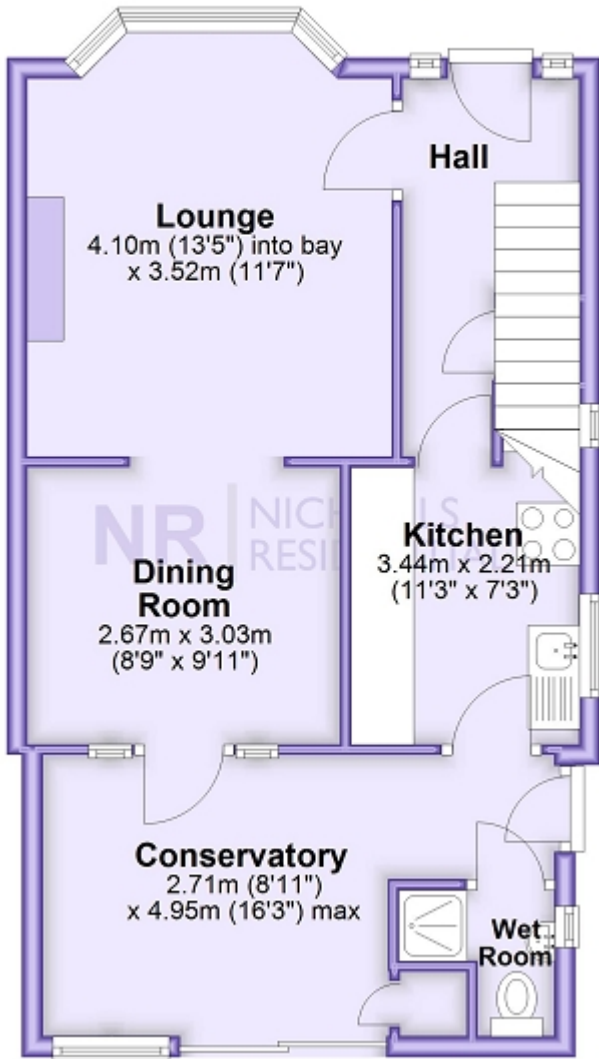
This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.





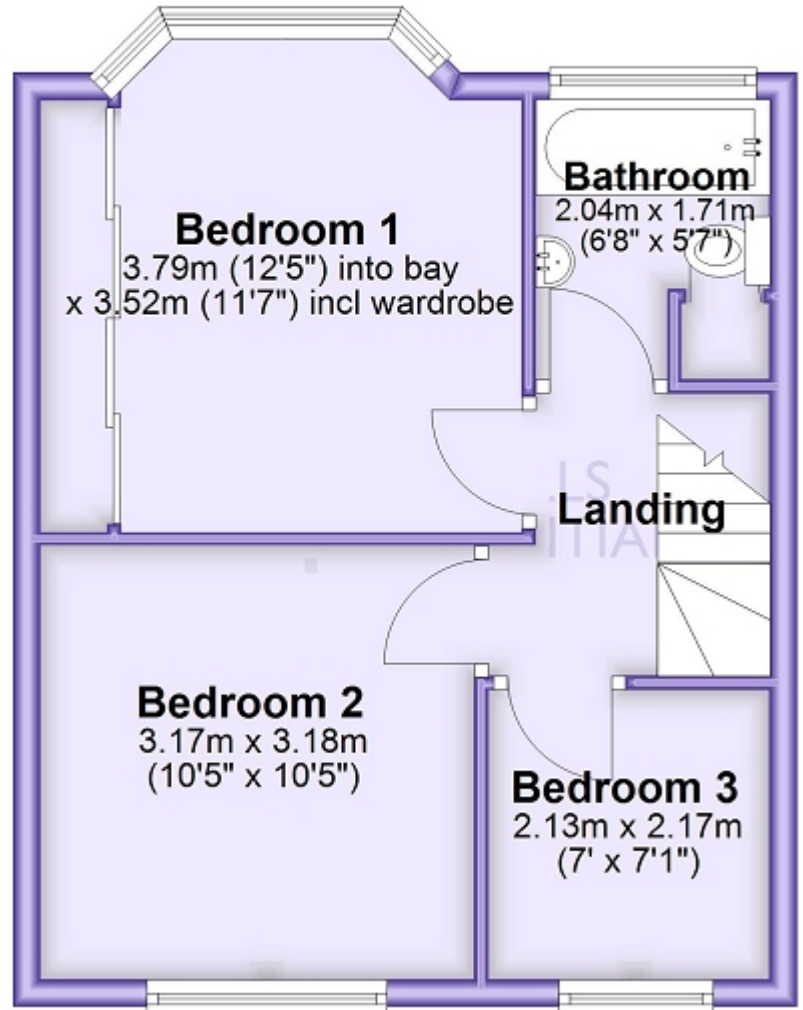
## Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



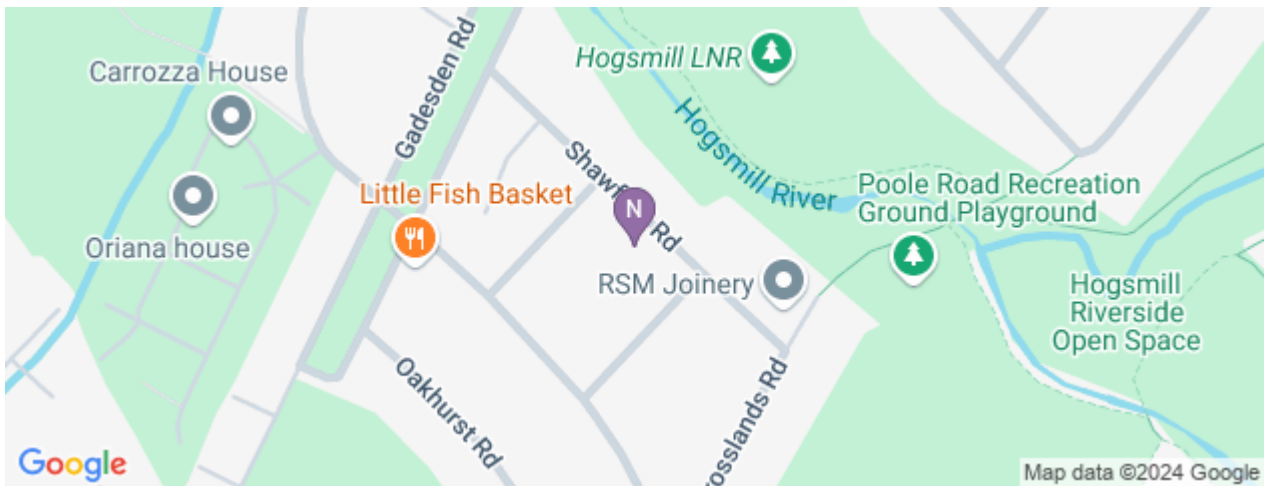
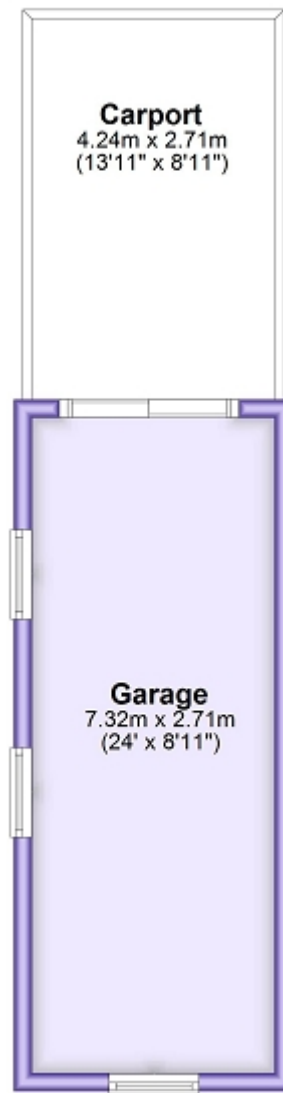
## First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)




## Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            | 89  |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | 55                         |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>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.

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