

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 150 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 150 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.

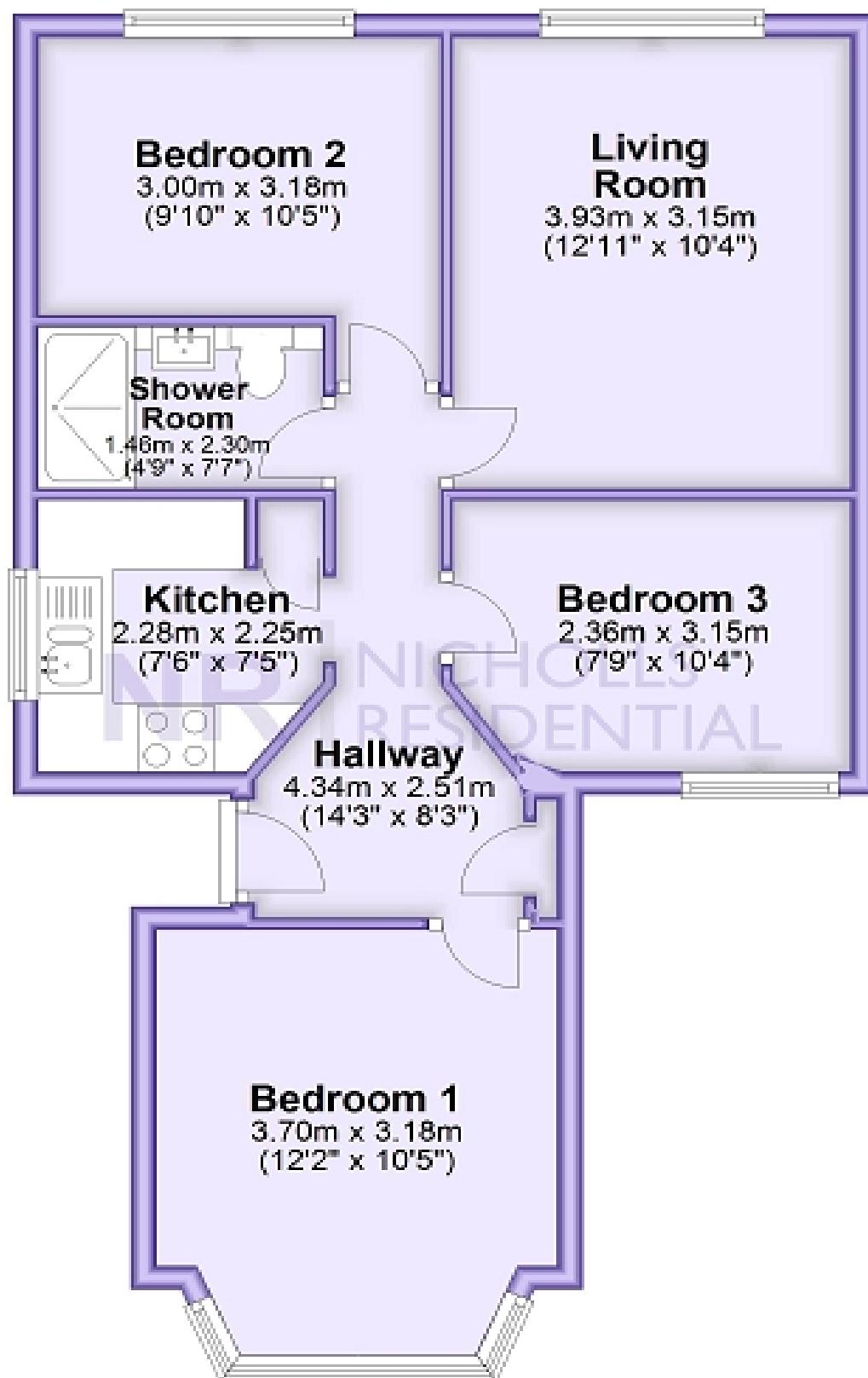
8 St. Marys Close, Ewell Village, Surrey



- Three Bedrooms
- Private Rear Garden
- Modern Kitchen
- Modern Shower Room
- Summer House
- Long Lease
- Close to Train Station
- Close to Shops

First Floor

Approx. 55.5 sq. metres (597.7 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 is pleased to present this lovely first-floor maisonette to the market. It is located in a quiet cul-de-sac in the sought after Ewell Village.

The accommodation consists of two double bedrooms, a good sized single bedroom which is currently used as a study/dressing room, a modern fitted kitchen, a spacious bright and airy living room and a modern fitted shower room.

To the side of the house is a storage shed and a gate through to the private rear garden. The garden has a covered area which is perfect for a hot-tub. There is also a summer house which has power. The (approximate) south westerly aspect of the garden means it gets plenty of sunshine.

The property is 0.4 miles from Ewell West train station and 1 mile away from Ewell East, and is also close to shops in Ewell Village as well as West Ewell. Bourne Hall is just around the corner as is the Hogsmill River Walkway which leads to the Hogsmill Riverside Open Space, perfect for walks and keeping fit. The A3 and M25 are not too far away and the A24 heads straight into London.

The property benefits from a lease of around 123 years and no service charges or ground rent.

This is a perfect property for first-time buyers or a young family in need of another bedroom or two. Book your viewing today!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

