



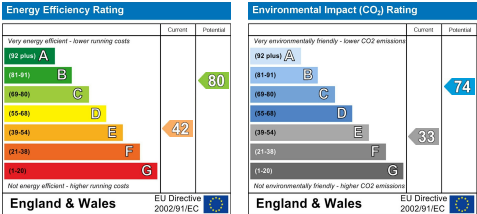
**109 Riverview Road
Ewell
Surrey KT19 0JR**

• Porch, Entrance Hall & Cloakroom • 19' x 18' Lounge • Separate Dining Room • Breakfast room leading to Kitchen • Utility room • 3 Ground floor Bedrooms • Large bathroom • 1st Floor Master Suite • Annexe • Attractive Gardens

Offers In The Region Of £700,000 - Freehold

An individual Detached Chalet style Bungalow set in this popular location offering 4 Bedrooms - including a 1st floor Master Suite, whilst to the ground floor there are 3 Bedrooms, 3 Reception Rooms, a large Kitchen plus Utility and an Annexe area. Vendor Suited - No Onward Chain. Sole Agent. EPC -E.

Continuation: 109 Riverview Road, Ewell



Porch

With Front door to:

Entrance Hall

overall 21'5 x 11' max (overall 6.53m x 3.35m max)
Skylight window, cloaks cupboard, radiator, stripped flooring.

Cloakroom

Low level wc, wash basin, extractor fan.

Lounge

19'8 x 18'3 (5.99m x 5.56m)
Twin Crittal framed French Doors with side light windows to terrace, fireplace with Gas 'log' effect, 3 double radiators.



Dining Room

14'10 x 13' (4.52m x 3.96m)
Twin Crittal framed French Doors with sidelight windows to terrace, 2 double and one single radiators, coved ceiling, wall light points, servery to Kitchen.

Breakfast Room

12'4 x 8' (3.76m x 2.44m)
Quarry tiled floor, skylight window, plate and picture rail, radiator, open to:

Kitchen

14'2 x 12'8 (4.32m x 3.86m)
With base units with cupboards and drawers with worktops over with inset sink unit and hob, with cooker hood over, wall units and mid way shelves, full height unit with inset double oven, space for appliances, door to:



Utility Room

15'8 x 5' (4.78m x 1.52m)
Double bowl stainless steel sink unit, room for appliances, quarry tiled floor, door to:

Study/Boiler room

Of irregular shape with Potterton boiler, space for desk etc.

Bedroom 2

13'7 x 12'6 (4.14m x 3.81m)
Leaded light window to front, vanity wash basin, radiator, picture rail.

Bedroom 3

13'7 10'5 (4.14m 3.18m)
Leaded light window to front, vanity wash basin, radiator, picture rail.

Bedroom 4

12'5 x 12'2 (3.78m x 3.71m)

Leaded light window, vanity wash basin, radiator, picture rail.

Bathroom

15' x 9' (4.57m x 2.74m)

With a large whirlpool bath, separate shower, twin wash basins, low level wc and bidet, 2 radiators, part tiled walls, 4 skylight windows.

1st Floor Landing

With window to side, access to roof void/storage.

Bedroom 1

overall 21'7 x 12'1 (overall 6.58m x 3.68m)

With twin Velux windows to rear, built-in wardrobes and storage, 2 radaitors.

Bathroom

10'6 x 5'6 (3.20m x 1.68m)

Side window, white suite of bath with shower over, wash basin, low level wc, part tiled walls, radiator.

Annexe

Sliding patio doors to:

Lobby

Front door.

Kitchen Area

With base units and sink unit.

Shower Room

Shower, wash basin and low level wc, part tiled walls.

Bed/Living Room

With window to side, radiator.

Outside**Front Garden**

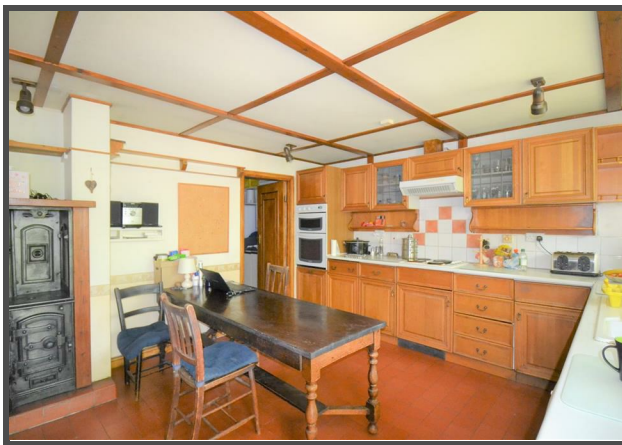
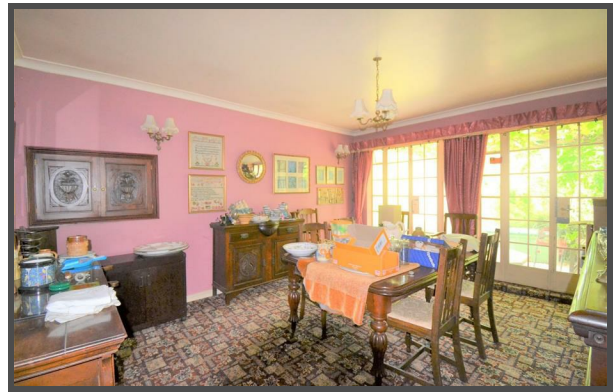
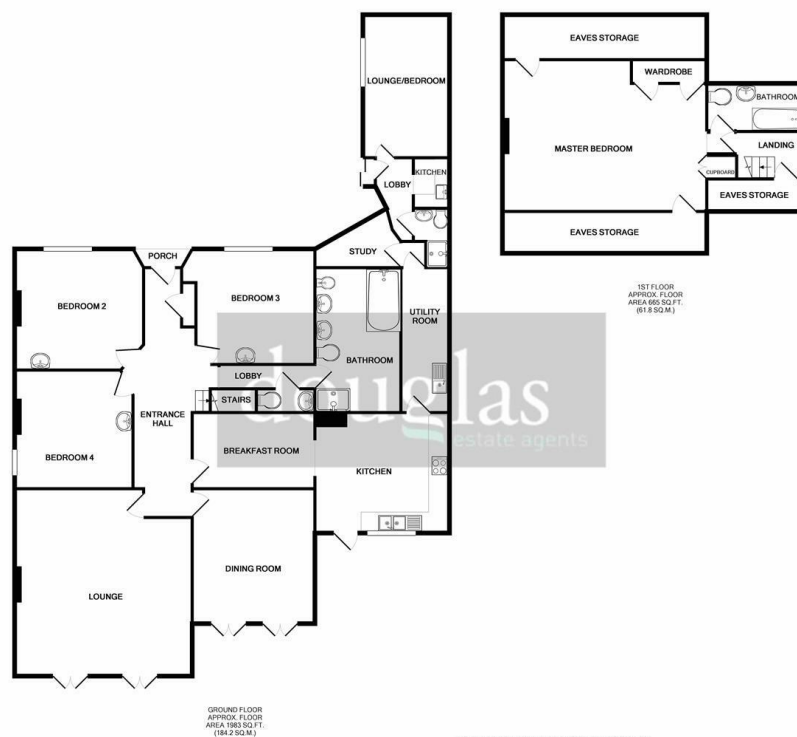
Hedged boundaries to drive way leading to faux Garage frontage and opening to a large gravelled area providing an immense parking area.

Rear Garden

With a most attractive terrace area with a canopy of vines supported on a wooden framed arbour, leading down to the remainder of the garden which is mainly laid to lawn with mature shrubs and trees.

**Council Tax**

Epsom & Ewell B.C. band 'F' - £2762.40 for the year to 31/03/20.



Viewing

Strictly by appointment via Douglas & Co 01372 722362 or info@douglas-estates.co.uk

Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.