

178 Francis Close, Ewell. KT19.



A spacious 2 double bedroom semi-detached bungalow with large reception room, kitchen and shower room, off street parking and rear garden. Located in a quiet cul de sac close to local shops, schools and excellent transports links.

The property offers a fully enclosed porch, spacious entrance hall with cloaks cupboard, 17ft approx. lounge with sliding patio doors overlooking the garden, kitchen with integral appliances including electric oven, gas hob and matching extractor hood, slim line dishwasher, washer/dryer and fridge/freezer, 2 large double bedrooms, master with a range of floor to ceiling fitted wardrobes, contemporary shower room.
Gas central heating and double glazing throughout.

Rear garden with patio area (great for those summer barbeques) leading to lawn with borders of perennials and mature shrubs, greenhouse and garden shed.

Block paved front driveway with off street parking for at least 2 vehicles and access to the rear garden.

Offered unfurnished and available from 6th December 2025

£1950.00 pcm

Viewing by appointment Tel: 020 8942 9575



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ACCOMMODATION INCLUDES

Entrance Hall: Cloaks cupboard, radiator, doors to:

Lounge Dimensions: 17'2" (5.23 M) x 12'3" (3.73 M)

Large patio doors overlooking the garden, feature fireplace, radiator, TV aerial and telephone point.

Kitchen Dimensions: 9'5" (2.87 M) x 8'10" (2.69 M)

Window to the side, fitted with a range of high and base level units, appliances including electric oven with matching gas hob and extractor hood over, upright fridge/freezer, washer/dryer and slim line dishwasher, vinyl flooring, space for small table and chairs.

Bedroom 1 Dimensions: 14'1" (4.29 M) x 9'5" (2.87 M) excluding fitted wardrobes

Large bay window to the front, radiator, range of floor to ceiling fitted wardrobes with hanging rails.

Bedroom 2 Dimensions: 12'5" (3.78 M) x 11'8" (3.56 M)

Window to the rear, radiator.

Bathroom: Window with modesty glass to the side. Fitted with a suite comprising large shower cubicle with mains fed shower, wash hand basin set into vanity unit, low level W.C. vinyl flooring, radiator, airing cupboard housing central heating boiler.

OUTSIDE

To the Front: Off street parking for at least 2 vehicles.

Rear Garden Dimensions: 50' (15.24 M) Approx.

Patio area leading to lawn with borders of mature shrubs, garden shed, greenhouse, side access to front driveway.

Council Tax: D (Epsom and Ewell Council)

EPC Rating: D

Total area: 65 square meters

Let Bond: £2250.00 (We are a member of Tenancy Deposit Custodial Scheme and Safeagent Scheme)

Deposit to Reserve the Property: £450.00 (1 weeks rent)

Agency Fees: During the term of the tenancy.

Changes to tenancy at tenants request £50.00. Early termination of tenancy at tenants request £300.00. Replacing lost keys or security devices by tenants (To be advised depending on number and cost of replacement). Late payment of rent default fee.

Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person representing White and Hayward has the authority to make or give any representation or warranty in respect of the property.

