



**40 London Road, Surrey, KT17 2BB**  
**Asking Price £515,000**

Thomas and May is delighted to offer to the market this newly decorated three bedroom End of Terrace house located on the edge of sought after Ewell Village with it's shops, local amenities, schools and two mainline stations with direct links to Waterloo, London Bridge and Victoria. Accommodation comprises 20' lounge/dining room, fitted kitchen, three bedrooms and a bathroom. The property also benefits from front and rear gardens, off street parking and garage. No Onward Chain.

**Entrance**

Front door leading to entrance hall which has wooden flooring, radiator, door to:

**Lounge/Dining Room 20'1" x 13'8" (6.14 x 4.18)**

Front aspect double glazed bay window, continuation of wooden flooring, understairs storage cupboard, radiator, thermostat control for central heating, power points, telephone point, arch leading to:

**Kitchen 13'8" x 7'6" (4.18 x 2.31)**

Rear aspect double glazed window, door giving access to rear garden, continuation of wooden flooring, range of wall and base units, roll edge worktop, inset sink with draining board and mixer tap, integrated oven, integrated hob with extractor fan over, space and plumbing for washing machine, space for fridge/freezer, cupboard housing boiler, radiator, part tiled walls, power points.

**Stairs**

Leading to first floor landing which has hatch giving loft access, airing cupboard, doors leading to:

**Bedroom 1 10'9" x 10'5" (3.28 x 3.18)**

Front aspect double glazed window, radiator, power points, built-in wardrobe.

**Bedroom 2 9'9" x 7'0" (2.99 x 2.15)**

Rear aspect double glazed window, radiator, power points.

**Bedroom 3 10'3" x 6'7" (3.14 x 2.03)**

Rear aspect double glazed window, radiator, power points.

**Bathroom**

Side aspect double glazed frosted window, three piece suite comprising low level wc, basin, panel enclosed bath with electric power shower over, extractor fan, part tiled walls, radiator.

**Outside****Rear Garden**

Wood panel fence enclosed with gate giving rear access, laid mainly to lawn, patio.

**Front**

Laid mainly to lawn, pathway leading to front door, further grassed area.

**Garage**

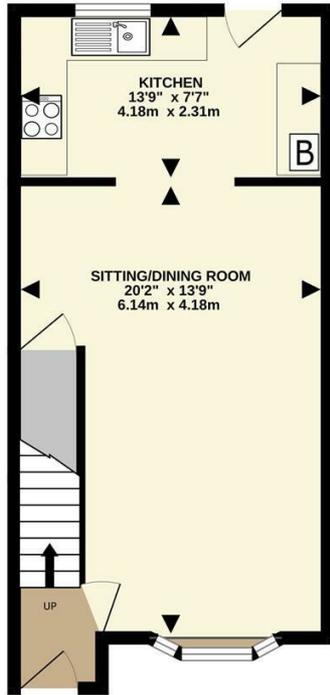
Up and over garage door, door giving access from garden.

**Parking Space**

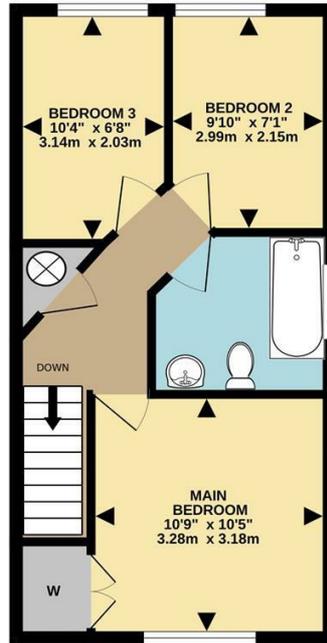
Two parking spaces

**Council Tax Band D**

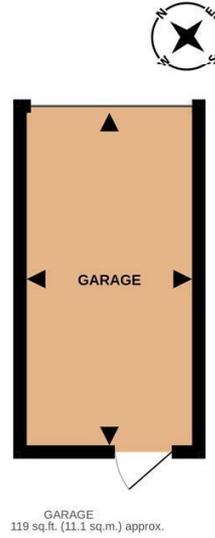
# Floor Plan



GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



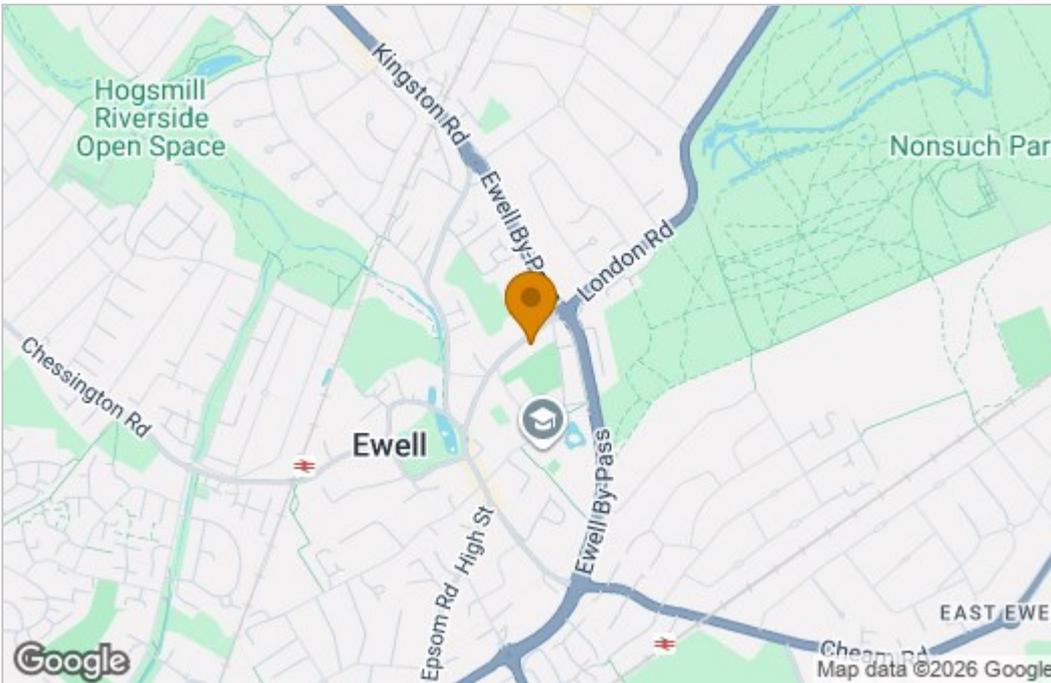
1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



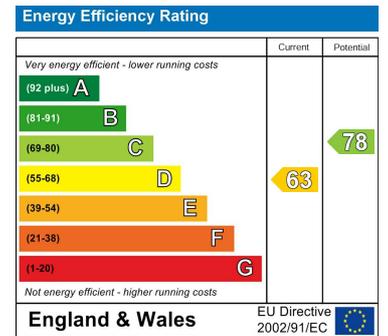
GARAGE  
119 sq.ft. (11.1 sq.m.) approx.

TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph



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