



Kingston Road, Epsom



£440,000

Freehold

- Charming Victorian Cottage
- Two Double Bedrooms
- Immaculate Condition
- Walking Distance To Ewell Village and West Ewell Station
- Two Reception Rooms
- Fitted Kitchen
- Modern Bathroom



A chance to own this charming property set in a pretty, private green near the heart of Ewell village. This tastefully redesigned Victorian property has many original features enhanced by the current owner to a superb standard creating a quality of living not often found in suburbia.

This well presented property offers a lounge to the front and dining room to the rear which leads to the kitchen.

On the first floor is a bright and spacious bedroom and a large modern family bathroom, whilst the top floor is occupied by a further double bedroom.

The property also benefits from well kept communal gardens along with your own private garden area.

A short walk into the village and the mainline station of Ewell West taking you to London Waterloo within 35 minutes. This hidden away little gem is up a leafy pathway opening out onto a secluded green. Away from the sounds of traffic, it feels like small community, country village life as it used to be. If you want something special and different, this artisan living is a delight and a must view for its uniqueness.







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



