



West Street, Epsom

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Central Ewell Village location
- Victorian cottage
- Driveway with parking
- Two reception rooms
- Modern kitchen
- Handy utility lobby
- Two spacious bedrooms
- Upstairs bathroom
- Close to station, shops & park
- South facing private rear garden

Located in the very heart of Ewell Village, this charming two bedroom Victorian terraced house presents a wonderful opportunity to create a home that truly reflects your own style and lifestyle. Deceptively spacious and full of character, the property enjoys an enviable position on a popular residential road, just a short stroll from the vibrant village centre and approximately 0.4 miles from West Ewell railway station, making it ideal for those seeking both convenience and a welcoming community atmosphere.

Ewell Village is known for its traditional charm, local cafés, independent shops and green spaces, all of which contribute to a relaxed village lifestyle while still offering excellent connectivity. From morning walks through nearby parks to an easy commute into London, this location strikes a perfect balance between tranquillity and accessibility.

Arranged over two floors, the property offers bright, light filled accommodation with a flexible layout that can easily adapt to modern living. Its versatile appeal means it will suit a wide range of buyers from first time purchasers looking to step onto



the property ladder, to investors, downsizers, or those keen to secure a home within desirable local school catchments.

The ground floor begins with a welcoming front reception room, a cosy yet elegant space ideal for relaxing evenings or entertaining guests. To the rear, a second reception room flows naturally into the kitchen, creating a sociable hub of the home with excellent potential for enhancement or reconfiguration. A useful utility lobby provides additional practicality and leads directly out to the South-facing rear garden, a sunny outdoor retreat perfect for summer dining, gardening enthusiasts or simply unwinding at the end of the day.

Upstairs, the property continues to impress with two well proportioned bedrooms that offer comfortable and restful spaces, complemented by the highly desirable upstairs bathroom, a feature often sought after in homes of this period.

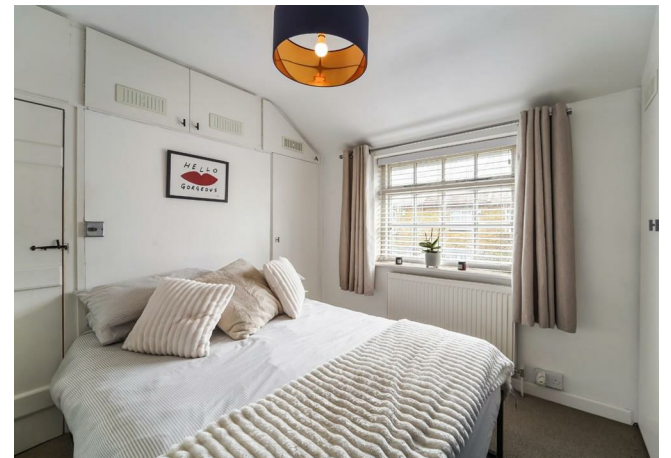
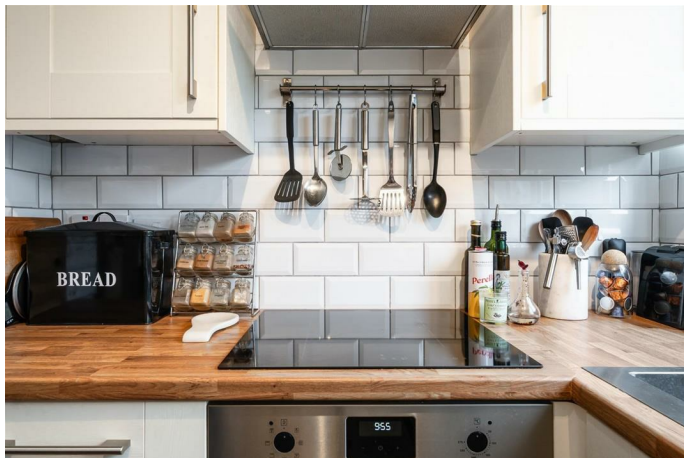
Externally, the home benefits from a private driveway providing valuable off street parking, further enhancing its practicality in this central village location.

With its blend of period charm, adaptable living space and outstanding location close to local amenities and transport links, this delightful Victorian home offers exciting potential and a lifestyle to match. Viewing is highly recommended to fully appreciate the character, space and opportunity on offer.

The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure: Freehold
Council Tax Band: D

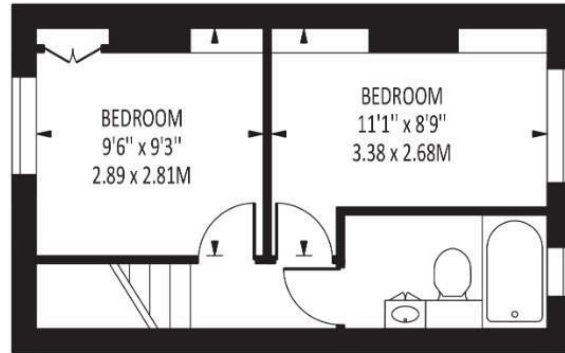




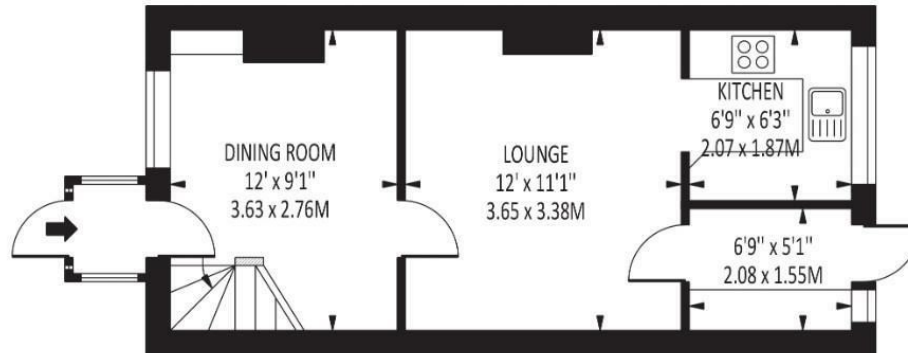
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Total Area: 602 SQ FT • 55.93 SQ M



FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only

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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		
	55	79
England & Wales		
	EU Directive 2002/91/EC	

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