



Tonstall Road, Epsom

The **PERSONAL** Agent

Guide Price £445,000

Freehold

- Offered with no onward chain
- 60ft garden with alfresco entertaining area
- Detached work from home office / den
- Two double bedrooms with fitted wardrobes
- Modern four piece family shower room
- Modern kitchen with Quartz worktops
- 25ft open plan living/dining room
- Well presented end of terraced home
- Walk to Ewell West station (Zone 6)
- Easy access to schools, parks, shops & town

Set within a popular residential road, this nicely presented end of terrace home is offered to the market with the added benefit of no onward chain and provides a well balanced combination of stylish internal accommodation and an excellent private rear garden.

A separate entrance hallway creates a welcoming first impression and leads through into the generous open plan living space. Cleverly arranged into defined lounge and dining areas, this bright and sociable room works equally well for everyday living and entertaining, with French doors opening directly onto the rear garden.

The kitchen is finished to a smart contemporary standard, with modern fitted units and attractive quartz work surfaces creating a practical yet stylish space.

Upstairs, there are two genuine double bedrooms, both of which benefit from fitted wardrobes, together with a modern



four-piece family shower room.

Outside, the rear garden is a particular feature of the property, extending to approximately 60ft and offering a great degree of privacy. A large covered terrace spans the rear of the house and provides an ideal space for al-fresco dining, entertaining and relaxing throughout much of the year. Steps lead down to the central lawn, while at the end of the garden is a superb detached home office.

Currently being used by our clients as a den and entertaining suite for their children, this versatile additional space would work equally well as a dedicated work-from-home office, gym, studio or hobby room. There is also a useful garden store.

To the front, the property enjoys a generous and secluded garden which creates an additional sense of privacy and sets the house nicely back from the road.

The combination of two genuine double bedrooms, excellent

living space, a particularly impressive garden and the detached office makes this a very appealing home for first-time buyers, downsizers and professionals alike. With the further advantage of no onward chain, an internal viewing is highly recommended to fully appreciate everything the property has to offer.

The property is well placed for the amenities of Epsom and Ewell, with a wide selection of shops, cafés, restaurants and leisure facilities available locally. The area is also popular with commuters and families alike, benefiting from good transport connections, well-regarded schools and convenient access to the surrounding countryside and Epsom Downs.

Tenure- Freehold
Council Tax Band: D



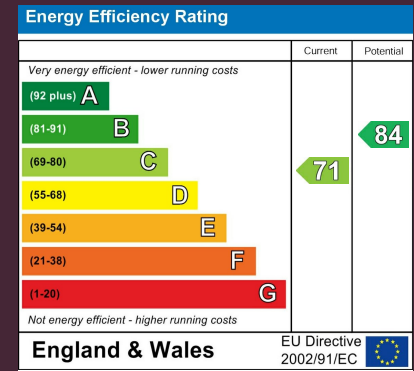
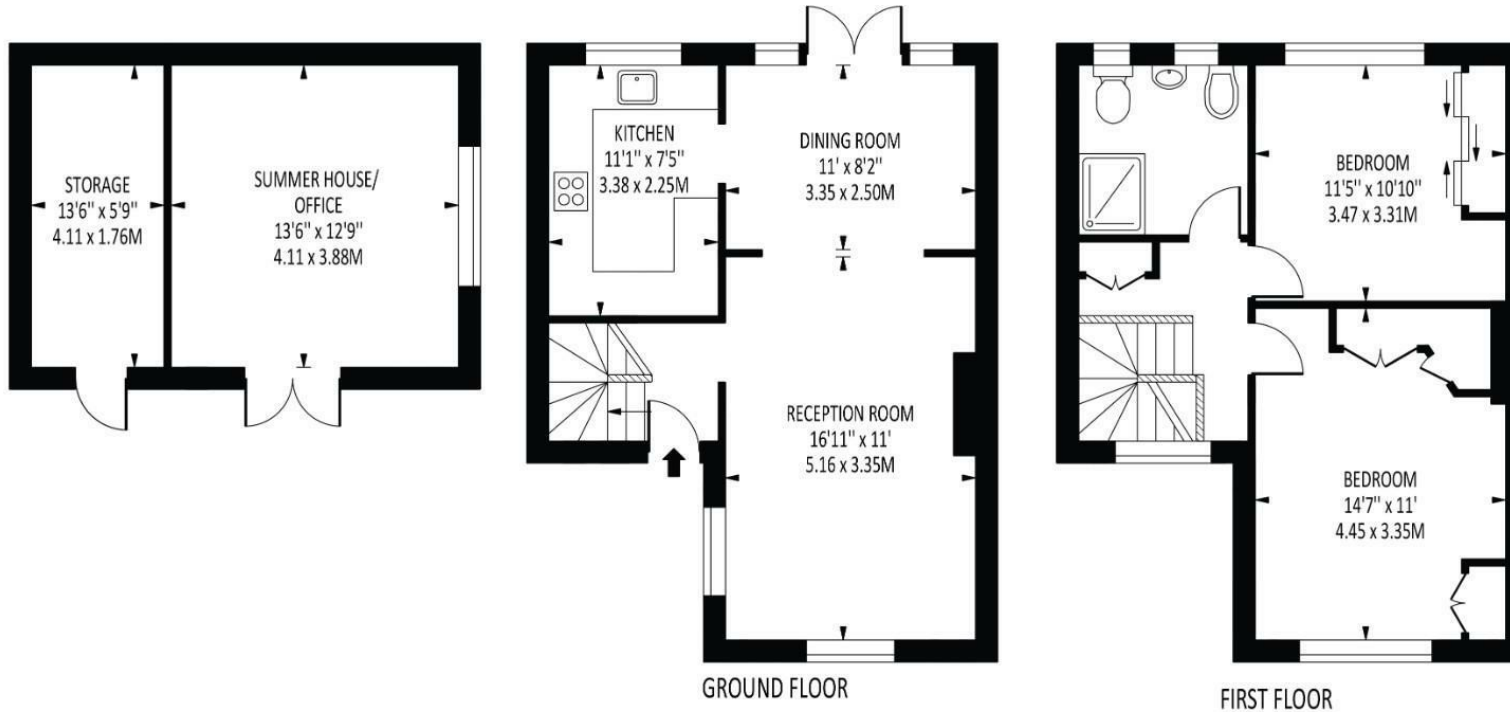


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Total Area: 1086 SQ FT • 100.89 SQ M
(Including Storage, Summer House & Office)
Storage Area : 79 SQ FT • 7.38 SQ M
Summer House & Office Area : 172 SQ FT • 15.99 SQ M



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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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