

St. James Avenue, Ewell

The PERSONAL Agent

Guide Price £900,000

Freehold

- Sought after private road
- 2555 sq ft of space / 0.22 of an acre plot
- 100 ft + rear garden
- Four generous bedrooms
- Upstairs and downstairs bathrooms
- Four reception rooms
- Modern kitchen with integrated appliances
- Large garage and driveway
- In need of modernisation
- Close to outstanding schools & station



Nestled within arguably one of the most desirable and rarely available private cul-de-sacs, this detached family home is not only excellently positioned within the catchment areas of outstanding primary and secondary schools, but also just a short distance away from Epsom town centre, the historic Ewell Village and Ewell East railway station which is just 0.40 of a mile away.

Its a true rarity to find a home that sits on a plot size of 0.22 of an acre, especially within a location as great as this. The beautiful 100ft garden presents the ultimate first impression with the property benefitting from a great amount of natural light throughout but with scope to extend and create more space if required, subject to the usual planning consents.

The position within St. James Avenue is truly enviable and the property itself enjoys a welcoming and open feel the moment you step into the entrance hall. Coupled with the generous space it provides and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive home within this location will be a very difficult task indeed.

To say that this property offers genuine flexibility of space is an understatement, with it's 23ft x 21ft rear reception room overlooking the garden, two further front receptions , dining space, four well proportioned bedrooms, generous modern kitchen with integrated appliances, downstairs bathroom and a family bathroom on the first floor, it can easily cater for the needs of any growing family. Not to forget about the large 24ft x 14ft garage and driveway which both help to ensure this property really stands out from the crowd.

The 100ft rear garden enjoys genuine privacy with mature flower and shrub borders, large lawned areas and a paved terrace area at the rear of the home which is perfect for al-fresco dining. There is also lots of scope to create a garden outbuilding at the rear of the plot, without compromising any garden space.

The need to view this property to fully appreciate the space it delivers cannot be overlooked, as at first glance you simply cannot appreciate its offerings. Once inside, the well designed accommodation as well as the vast amount of natural light it enjoys will certainly make you think more than twice about securing this rarely available and well positioned home.

The area abounds with plenty of Greenbelt countryside within walking distance, most closely is Priest Hill nature reserve and Alexandra Park which are both just a short walk away. The open spaces of Epsom Downs are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits including many great golf courses, and David Lloyd and Rainbow Leisure Centre are both in close proximity.

Tenure - Freehold
Council tax band - G



















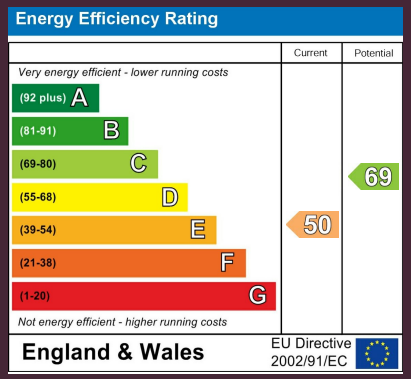


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St. James Avenue

Total Area: 2555 SQ FT • 237.41 SQ M
(Including Garage)
Garage Area : 349 SQ FT • 32.43 SQ M





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