



Nursery Close, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Beautifully extended chalet style home
- Flexible & stylish accommodation
- Stunning 18ft x 15ft kitchen/dining room
- Four bedrooms over two floors
- Modern ground floor four piece bathroom
- Two reception rooms
- Landscaped low maintenance rear garden
- Off street parking to front
- Short walk to station and Ewell village
- Catchment of Ofsted Outstanding school

Located within the heart of Ewell Village, The Personal Agent are pleased to present this charming semi detached chalet bungalow that has been extended, reconfigured and refurbished.

The property itself has been designed to such a high standard that you could move in with no need to do any work to it, as well as enjoying an incredibly well balanced layout that is perfect for a discerning downsizer, but might also suit professional couples due to the close proximity of the station, or a family looking for guaranteed school placement at the nearby Ofsted Outstanding School.

The property also enjoys a deceptively spacious feel throughout and is just a short walk from the village centre and West Ewell railway station which is approximately 0.4 miles away.

Purchased ten years ago for its exceptional setting, the property has since been comprehensively transformed. Thoughtfully extended to the rear and first floor, it is now a turnkey home of genuine quality, impeccably finished and perfectly suited to



modern family life. The approach sets the tone with a generous gravel driveway providing ample parking.

Inside, light and flow define the experience. The entrance hall is spacious giving the feel of entering a detached property with oak flooring running underfoot, drawing you naturally toward the rear extension.

At the heart of the home lies the magnificent 18ft x 15ft kitchen/dining room. Designed for both daily living and entertaining, it pairs quality cabinetry, wood worktops and central island with striking roof lantern, while French doors open seamlessly onto the landscaped garden, equally suited to relaxed mornings and evening gatherings.

The generous 14ft living room flows from the kitchen, offering a refined yet comfortable retreat while remaining connected to the sociable rear space.

Flexibility is central to the layout. A well-proportioned ground floor bedrooms is served by a striking contemporary four piece

family bathroom, ideal for guests, multi-generational living or single-level convenience. A second reception room to the front completes this flexible downstairs space.

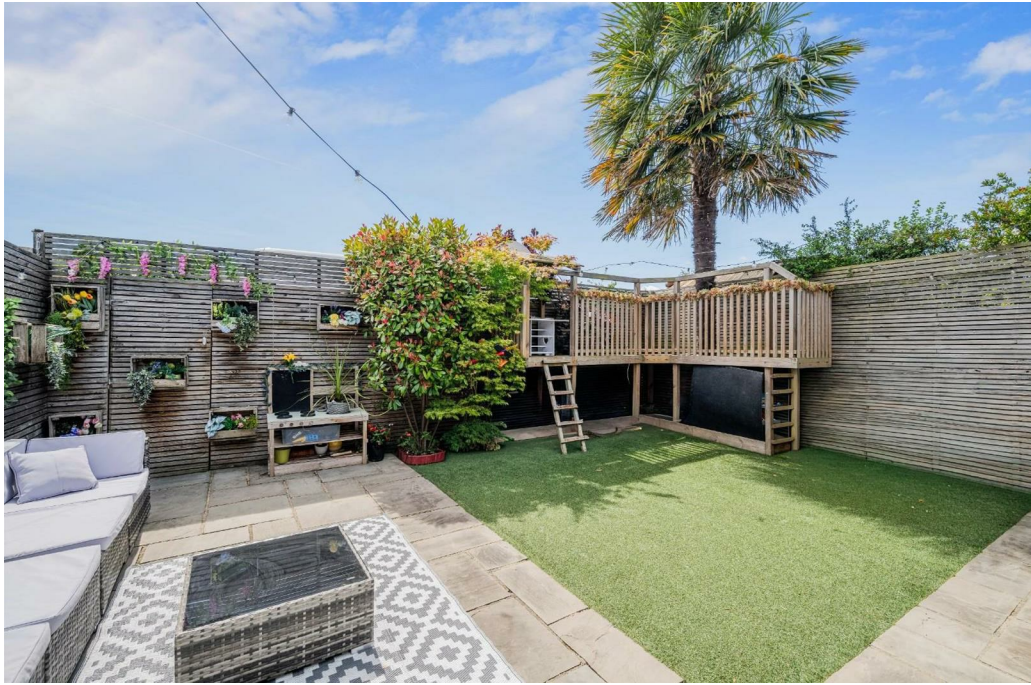
Upstairs, the accommodation continues to impress. The main bedroom features eaves storage and Velux windows with two further double bedrooms.

Outside, the landscaped rear garden is private and well arranged, with patio area and astro turf making it incredibly low maintenance. Further benefits include a private garage en bloc to the rear and ample off street parking to the front.

What sets this home apart is its balance, scale without excess, flexibility without compromise, and a finish rarely found in this established location. Just a short walk from Ewell town centre, the station and highly regarded schools this is house defined by intelligent design, natural light and respect for its exceptional setting.

Tenure: Freehold
Council Tax Band: D





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Total Area: 1550 SQ FT • 143.96 SQ M
(Including Eaves Storage, Restricted Height Area & Garage)
Eaves Storage & Restricted Height Area : 78 SQ FT • 7.20 SQ M
Garage Area : 132 SQ FT • 12.30 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(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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