



West Street, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Completely refurbished & cleverly extended
- Stylish, flexible & spacious detached home
- 80ft x 40ft Southerly facing rear garden
- 32ft x 18ft kitchen/diner/family room
- Four nicely proportioned bedrooms
- Ensuite shower room & family bathroom
- Utility room & practical side storage area
- High specification finish throughout
- Set within excellent school catchment zone
- Short walk to Village shops and zone 6 station

Having been the subject of a total refurbishment and exciting extension program, this turn-key detached home is finished to an impeccable standard throughout, with stylish and tasteful design touches ensuring that immediate inspection is essential to fully appreciate the attention to detail and fully flexible accommodation it provides.

The property has been sympathetically extended and fully updated within the last 12 months with the intention of creating a home that is adapted for modern family living, with the benefit of wonderful social areas that are also perfect for entertaining.

As you approach the property the high standard of finish is immediately evident with smart landscaping that sets a great first impression. With a sizable plot of 0.12 of an acre, the Southerly facing rear garden which measures approximately 80ft x 40ft enjoys an excellent degree of privacy due to its position within the road, a large, paved terrace stretching right across the back of the property and a lush green lawn.



Stepping into the impressive entrance hall you instantly get the measure of this home but be patient as there are many further pleasant surprises.

The 32ft x 18ft stunning kitchen/dining/family room is undoubtedly the heart of this home with its sliding doors opening to the garden and vaulted high ceilings making it a truly elegant space. The master suite benefits from a stunning ensuite shower room and is extremely light due to the clever addition of a skylight.

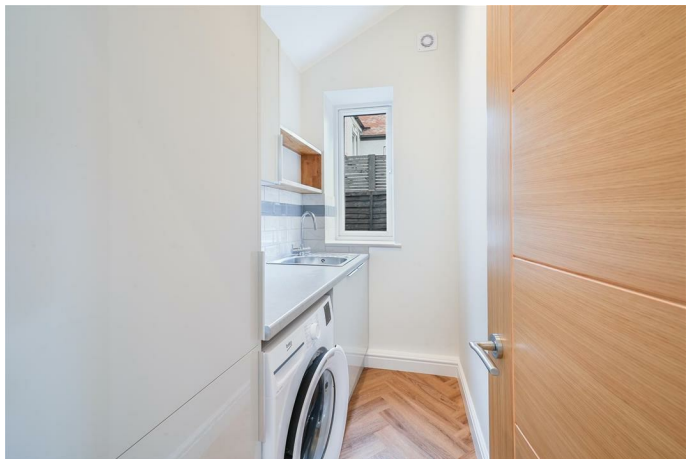
The well-proportioned accommodation continues with three further nicely proportioned bedrooms with a utility space adding a layer of practicality and the main bathroom being just as luxurious as the rest of the home.

Providing that final finishing touch is the impressive specification of finish throughout this home which includes underfloor heating through the entire property, as well as lots of other stand out features that will be more apparent when viewing in person.

Located in West Street which can be found in the heart of Ewell village, you really will struggle to find a better property with all the convenience of the village and the school catchments, not to mention both Ewell East and Ewell West Stations inside Zone 6. Epsom Town centre with its comprehensive shopping services is located within 1.2 Miles.

Ewell Village offers a variety of shops, restaurants, cafés, and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve.

Tenure - Freehold
Council tax band - E



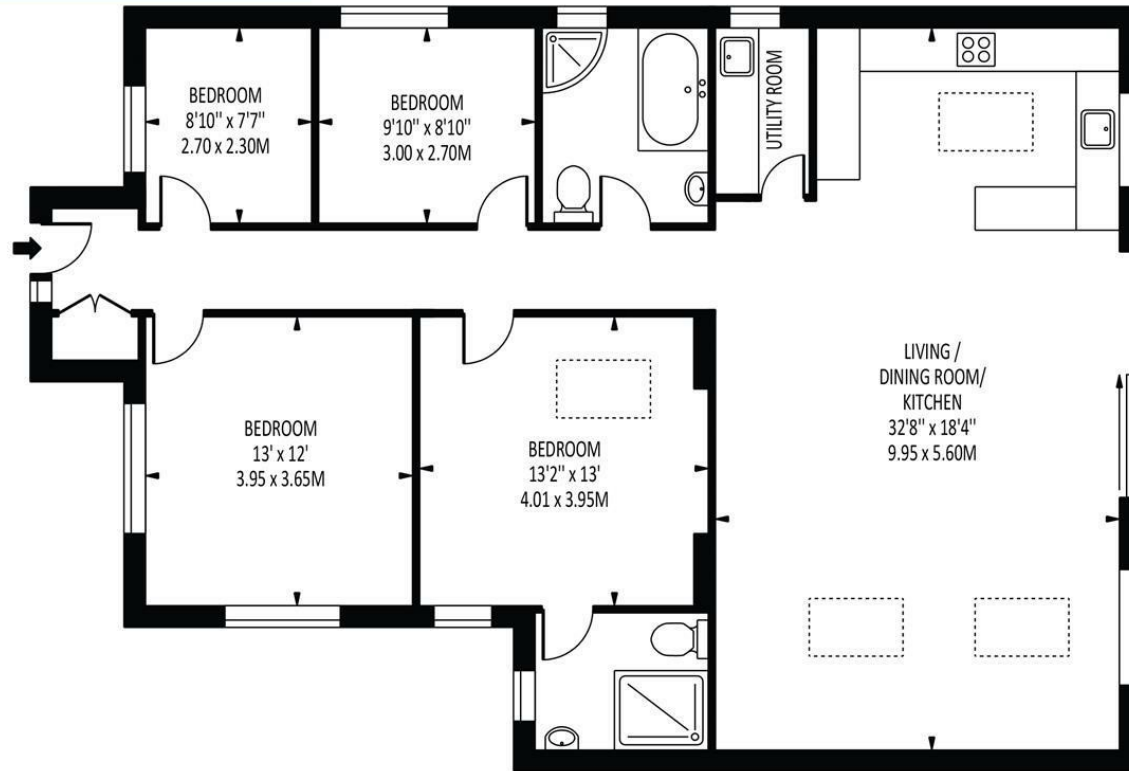


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West Street Ewell

Total Area: 1366 SQ FT • 126.93 SQ M



GROUND FLOOR

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales		
EU Directive 2002/91/EC		

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