The Kingsway, Epsom

The PERSONAL Agent

Guide Price £700,000

Freehold

- No ongoing chain
- Detached bungalow
- Three/four bedrooms
- Scope to reconfigure/ extend (STPP)
- Two generous reception rooms
- Practical kitchen
- 50ft x 40ft South facing garden
- Driveway with parking to the front
- Fantastic school catchment
- Short walk to Zone 6 stations & High Street

Located within the heart of Ewell Village, The Personal Agent are pleased to present this charming detached bungalow that has been a much loved home for over twenty years and is now offered to the market with no ongoing chain.

Enjoying a fantastic position within the no through road area of The Kingsway, the property itself provides huge scope and potential, as well as enjoying a nicely balanced layout that could be perfect for a professional couples due to the close proximity of the station, or a family looking for guaranteed school placement but might also suit a discerning downsizer looking for a Ewell Village home that they can place their own stamp on.

When you couple the blank canvas that it provides alongside the practicality of the location, finding a home with this much potential will be a very difficult task indeed. 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.

There is a central and welcoming hallway, a generous 16ft living room with doors opening to the conservatory which overlooks the garden and also double doors at the other end of the living room that open onto a second reception room that could be used for dining.

There are three sensibly proportioned bedrooms with a further room that could be used either as a fourth bedroom, nursery or study. The property is completed by two bathrooms and a practical kitchen with views over the garden.

Further features to note include gas central heating, double glazing, secure and private Southerly facing rear garden which measures 50ft x 40ft,brick built garden storage with electrics and driveway with parking to the front.

Whilst it is undeniable that the property requires some decorative updating and general modernisation, a buyer could easily just move straight in. Furthermore, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, extend, reconfigure or customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

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 - E

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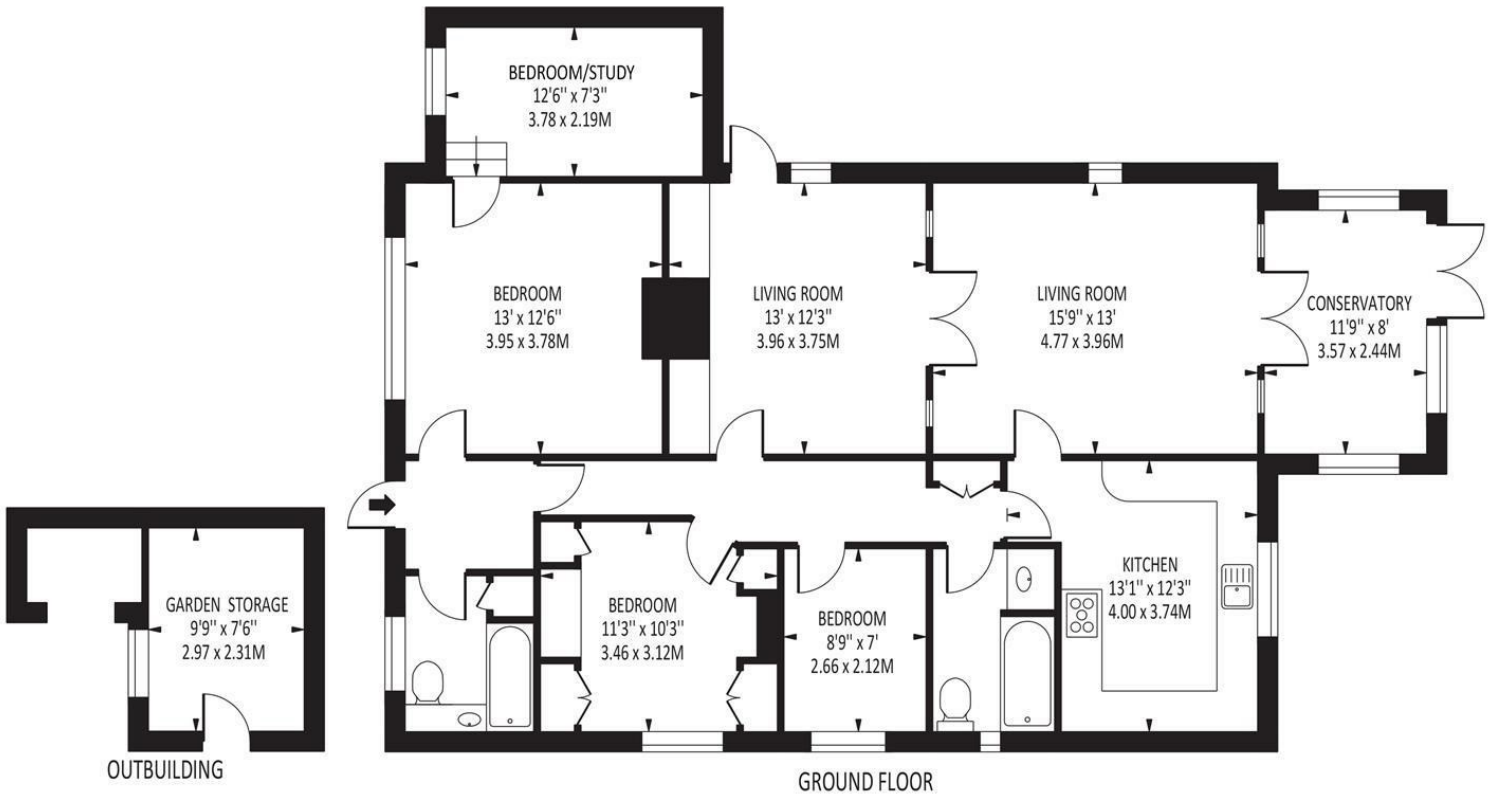
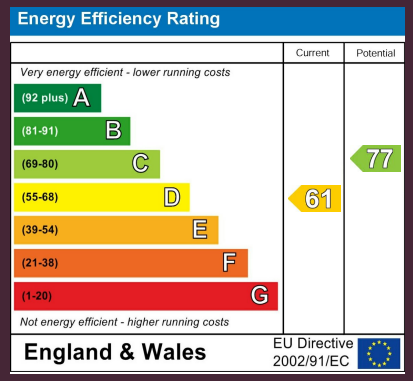
Total Area: 1385 SQ FT • 128.68 SQ M
(Including Outbuilding)
Outbuilding Area : 96 SQ FT • 8.88 SQ M





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