



Tonstall Road, Epsom

The **PERSONAL** Agent



# Guide Price £425,000

- Providing 1030 Sq. Ft of space
- Three generous bedrooms
- Modern end of terrace house (built 2001)
- 15ft x 14ft living room with doors to garden
- Spacious kitchen/dining room
- Downstairs cloakroom
- Modern upstairs bathroom
- 50ft x 23ft rear garden
- Scope to extend to the rear and into the loft
- Two allocated parking bays to the front



The Personal Agent are proud to present this deceptively spacious three bedroom modern family home built in 2001 and presented in very good order by the current owners.

The property is very well presented throughout and provides spacious and particularly well balanced accommodation on both the ground and first floors making it an ideal layout for modern family living.

The property is located within a popular residential area approximately half a mile of Epsom town centre and Mainline station and within easy access of Ewell West Mainline station (Zone 6) and Ofsted outstanding schools. Immediate viewing is strongly advised by vendors sole agent.

The property is nicely set back from the road and benefits from two allocated parking bays to the front and a lockable side gate providing direct access to the 50ft x 23ft Easterly facing rear garden. The front door opens into a generous entrance hall, to the rear of the property is a large living room that has French doors opening to the garden, there is a spacious kitchen/breakfast room and from a practical sense the ground floor is completed by a downstairs cloakroom.

The accommodation on the first floor doesn't disappoint either, with three incredibly well proportioned bedrooms, large larding area and modern family bathroom. A further noteworthy point to mention includes a large loft space that provides potential to be converted and scope to extend to the rear too (STPP).

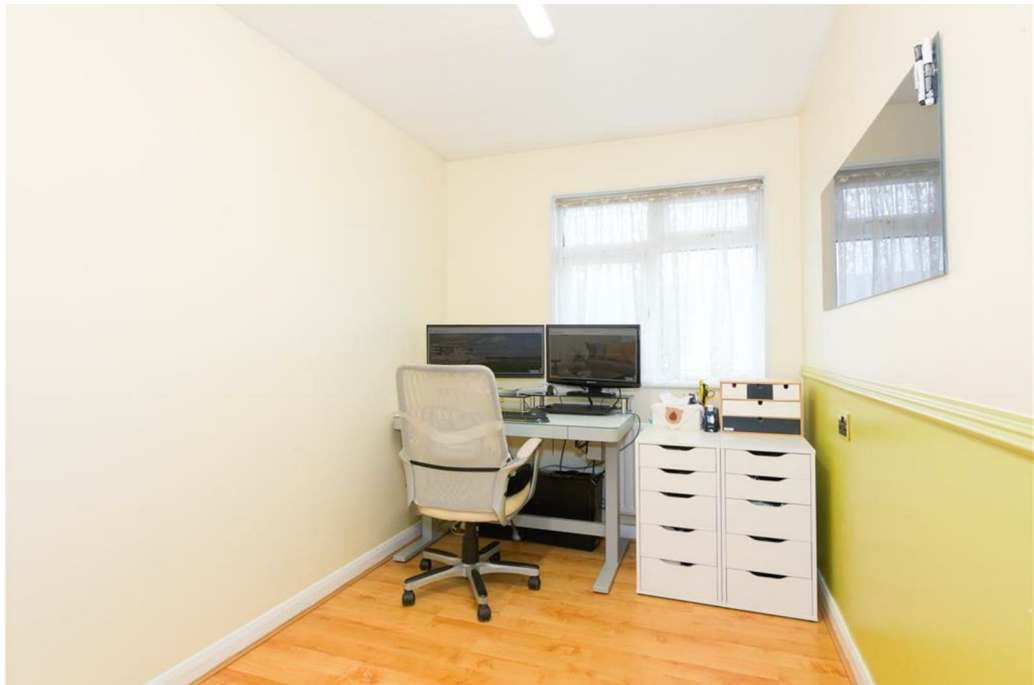
The property is located on the periphery of Epsom and the ever popular West Ewell, which is within the catchment area of good local schools and a short distance from West Ewell railway station which is a zone 6 station and provides direct links to London (20/25 minutes to Clapham and Waterloo), as well as being just a short walk from bridle paths and footpaths that link to Hogsmill Nature Reserve and The Spring in nearby Ewell Village.

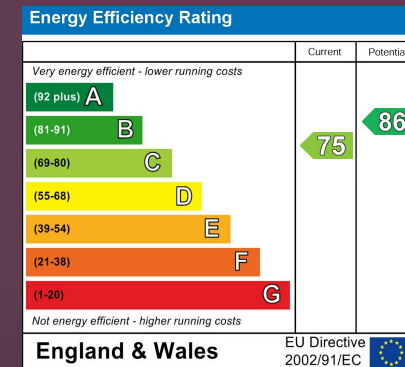
Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.











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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



