



London Road, Epsom



£575,000

Freehold

- Refurbished Detached Home
- Four Double Beds
- Recently Fitted Kitchen
- Double Aspect Lounge/Diner
- Family Bathroom
- Conservatory
- Downstairs W/C
- South East Facing Private Rear Garden
- Great Location



Situated on the edge of Ewell Village and Stoneleigh The Personal Agent are delighted to present this great family home. Recent renovations mean that the house is presented to the market in excellent decorative order throughout.

If you are looking for a well proportioned, four double bedroom family home within great school catchments, then we would highly recommend booking a viewing. Offering just under 1350sqft and walking distance of Nonsuch Park.

The property benefits from generous and well balanced accommodation, with a 34ft double aspect

reception room comprising of a living and dining space with access to the conservatory and a modern fitted kitchen with side access to the garden. The ground floor is completed by a spacious entrance hallway and cloakroom with W/C.

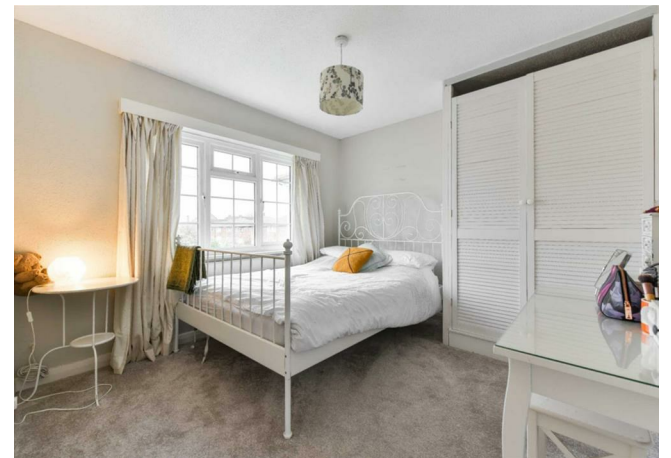
The first floor benefits from four very well proportioned bedrooms, a modern Ensuite shower room and a spacious family bathroom. Further noteworthy points to mention include a secluded and mature 37ft x 26ft south-east facing rear garden and rear access to the double garage.

Ewell Village has a variety of shops including a

Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter town with overground services from Ewell West (0.6 miles) and Ewell East (0.8 miles) providing direct links to London Bridge, London Victoria & London Waterloo. In addition, local bus services provide access to the Northern Line via Morden Underground Station.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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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.





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