



Fairfield Way, Epsom



£500,000

Freehold

- Semi-Detached
- Three Bedrooms
- Garage
- Driveway with Off Street Parking
- 131ft Garden
- Two Reception Rooms
- Conservatory



This semi-detached residence is situated in a sought after road just outside Ewell Village, offering three bedrooms, two reception rooms, conservatory, garage and a 131ft rear garden.

For more information or to arrange a viewing please contact us on 0208 393 9411.

The property comprises an entrance porch which opens to the entrance hallway with access to understairs storage and doors to; front aspect living room with a fireplace recess and open plan through an archway to the dining room with double doors to the conservatory, from the hall there is a doorway to the kitchen which offers a range of eye and base level units, built-in hob and eye level oven and space

for utilities, with a door providing access to the garden.

On the first floor there are three bedrooms, two doubles and a single, and the family bathroom.

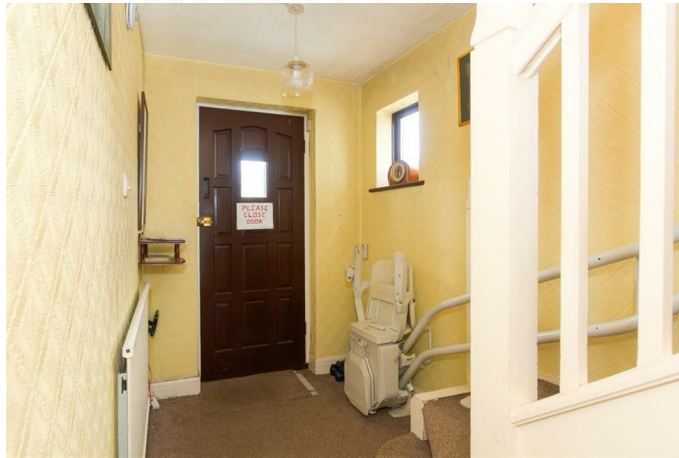
Outside to the front there is a driveway providing off street parking, with a shared driveway leading to the garage. The rear garden measures approximately 131ft, with a patio area across the rear of the property, the remainder of the garden is laid to lawn with mature shrub borders.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre, and Stoneleigh, Ewell West & Ewell East main line stations

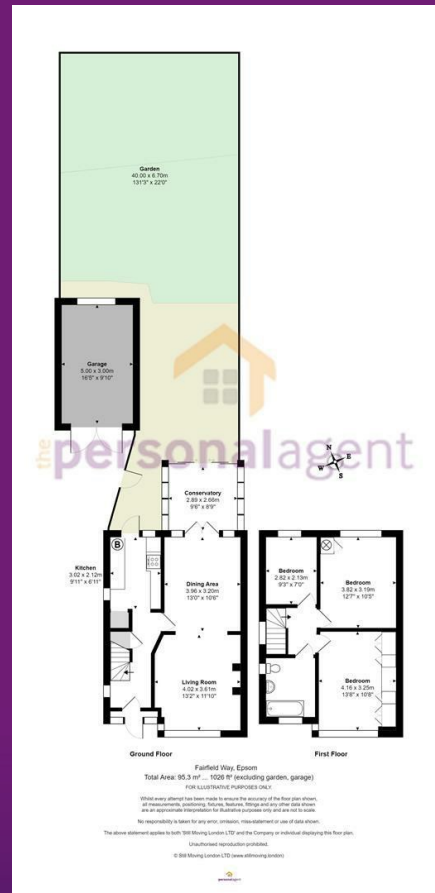
offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups. This property is a few moments walk from the wide open spaces of the picturesque Hogsmill nature reserve, as well as the Ewell Court House library and visitor centre.

Tenure: Freehold.







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		
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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