



Cox Lane, Epsom

The **PERSONAL** Agent

# £415,000

## Freehold

- Semi-Detached
- Three Bedrooms
- Modern Open Plan Living Area
- Downstairs W/C
- Garage & Parking to Rear
- Driveway with Offstreet Parking
- Well Presented Throughout
- Private Rear Garden
- No Ongoing Chain



The Personal Agent are delighted to offer to the market this well presented semi-detached home with no ongoing chain, offering modern open plan living, three bedrooms, private garden and a garage.

West Ewell is a well-rounded area offering a number of good local schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

The property comprises a 27ft open plan modern style kitchen/dining/living area, with a windows to the front and rear, and patio doors opening to the garden. the kitchen comprises a range of eye and

base level units, with space for utilities and a wall mounted boiler, from the living area there is access to the understairs storage area, the downstairs W/C completes this floor.

On the first floor there are three bedrooms, two doubles with built-in storage and a single, all served by the family bathroom.

Outside to the front there is a lawned area and a driveway providing off street parking, with side access to the rear garden, the South Westerly facing gardens measures approximately 42ft (including parking space) and is mainly laid to lawn with a patio area across the rear of the property, ideal for Al Fresco dining, with stepping stones leading to the garage and additional parking to the rear of the garden.

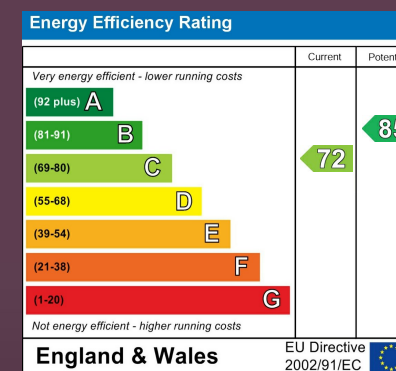
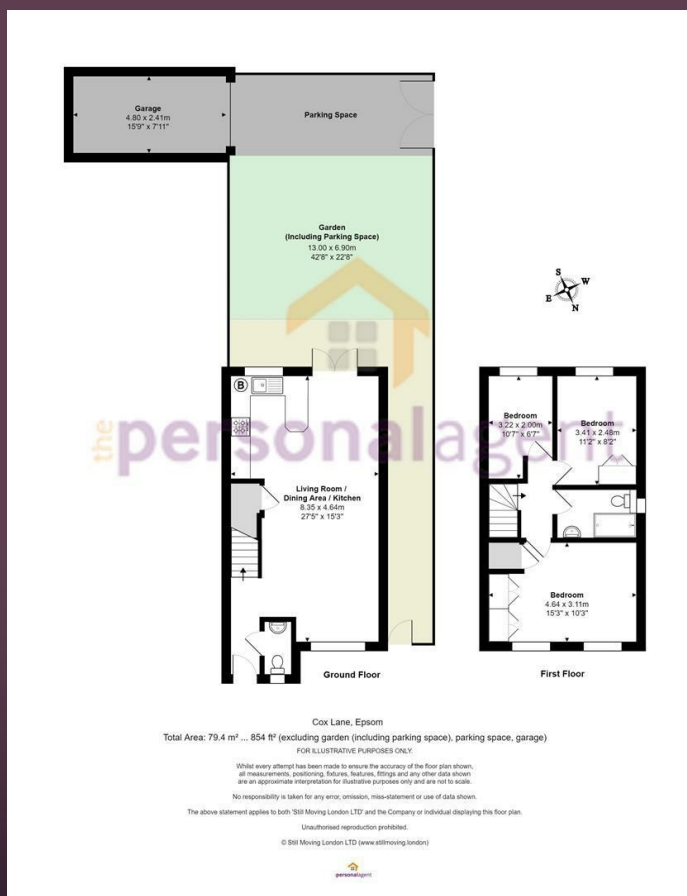
In the heart of nearby Ewell Village lies The Spring and The Hogsmill River leading up to the nature reserve which links West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are are within a short distance away.

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 international airports.









**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.



