



Ewell By Pass, Epsom

£565,000

Freehold

- Semi-Detached
- Three Bedrooms
- Home Office/Study
- Downstairs W/C
- 86ft Garden
- Driveway
- 18ft Kitchen/Diner
- Walk To Shops & Station



The Personal Agent are proud to market a well presented three bedroom semi-detached home situated within walking distance of Ewell Village and Stoneleigh Broadway.

The property comprises a spacious entrance hallway with a door to the downstairs W/C and doors to; dual aspect home office/study, 16ft living room with a front aspect window and feature fireplace, 18ft kitchen diner with sliding doors and a single door to the garden, wood burning fire, fitted storage and access to understairs storage. The kitchen comprises a range of eye and base level units with wooden work surfaces, butler sink and space for a Range cooker.

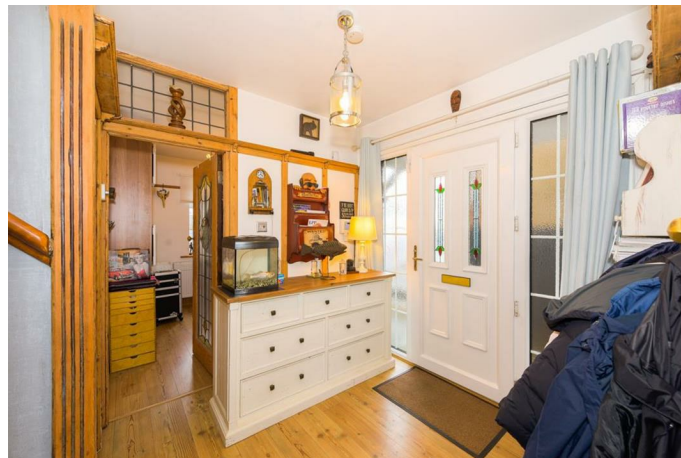
On the first floor there are three bedrooms, two doubles and a single, all serviced by the modern Jack & Jill family bathroom with sinks, bath and walk-in shower unit.

Outside to the front there is a driveway with off street parking leading to a side gate providing access to the rear garden. The garden measures approximately 86ft with a patio area across the rear of the property. The remainder of the garden is laid to lawn with shingle and slate chip borders. Stepping stones lead to an outbuilding to the rear of the garden which has power and light and is currently being used as a home gym. There is a patio seating area to the front of it, there is also a Wendy house and shed.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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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