



River Way, Epsom



# Offers In Excess Of £500,000 Freehold

- Semi-Detached
- Three Bedrooms
- Conservatory
- Open Plan Kitchen/Dining/Living Space
- Garage
- Driveway with Parking for 2 Cars
- 78ft Garden
- Walk to Ruxley Lane Shops & Stoneleigh Station



Located in one of the most sought after roads in Ewell Court, The Personal Agent are excited to present to the market this three bedroom semi detached house.

The property is in the catchment for Glynn and Tolworth Girls schools and is close to the Hogsmill Nature reserve, yet within walking distance of both Stoneleigh Station and Ruxley Lane shops.

The property comprises an entrance porch which opens into the entrance hallway, with access to understairs storage and a door to the living room area with a front aspect bay window, built-in storage and a feature fireplace, the living area is open plan to

the dining area and kitchen which comprises a range of modern eye and base level units, integral oven, hob, dishwasher and washing machine, from the dining area there is a door to the conservatory which overlooks and opens onto the garden.

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

Outside to the front is a driveway providing off street parking for two cars, with a shared driveway leading to the garage. The rear garden measures approximately 78ft and is mainly laid to lawn with a patio area across the rear of the property, ideal for al fresco dining.

River Way is a highly sought-after and rarely available road located on the north east side of Ewell. It is situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities but also only a short walk from the open spaces of the Stamford Green conservation area and ancient woodland providing a perfect balance between town and country living.

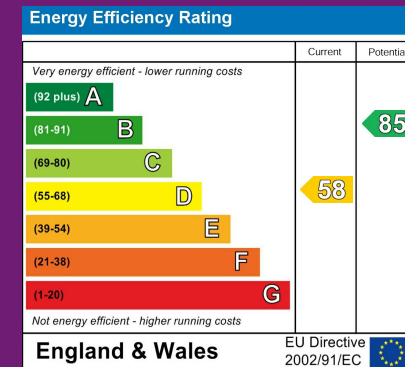
The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.

Freehold









**Epsom Office**  
2 West Street  
Epsom, Surrey KT18 7RG  
T: 01372 745 850

**Ewell Office**  
220 Chessington Road  
West Ewell, Surrey KT19 9XA  
T: 020 8394 1234

**Stoneleigh Office**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey KT17 2HS  
T: 020 8393 9411

**Banstead Office**  
141 High Street Banstead,  
Surrey SM7 2NS  
T: 01737 333699

**the personalagent**  
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

**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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