



Green Lanes, Epsom

The **PERSONAL** Agent

£485,000

Freehold

- Three Bedroom Terraced House
- Highly Sought After Road
- 80ft Rear Garden
- Driveway With Parking For Two Cars
- Detached Garage
- Kitchen/Diner & Separate Living Room
- Opposite Open Common Land & Stream
- Walk to Ewell West Station
- Excellent School Catchment



Set in the most popular road in West Ewell overlooking the open common land and stream forming part of the Hogsmill Nature reserve, is this three bedroom terraced house offering a kitchen diner, separate living room, driveway and garage, situated just moments walk from shops and West Ewell station.

The property comprises an entrance hallway with access to understairs storage and doors to; front aspect living room with feature fireplace, kitchen/dining room with a rear aspect window and double doors opening to the rear garden, a range of eye and base level units with a Butlers sink and space

for utilities, breakfast bar area, fireplace recess and space for a dining table.

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

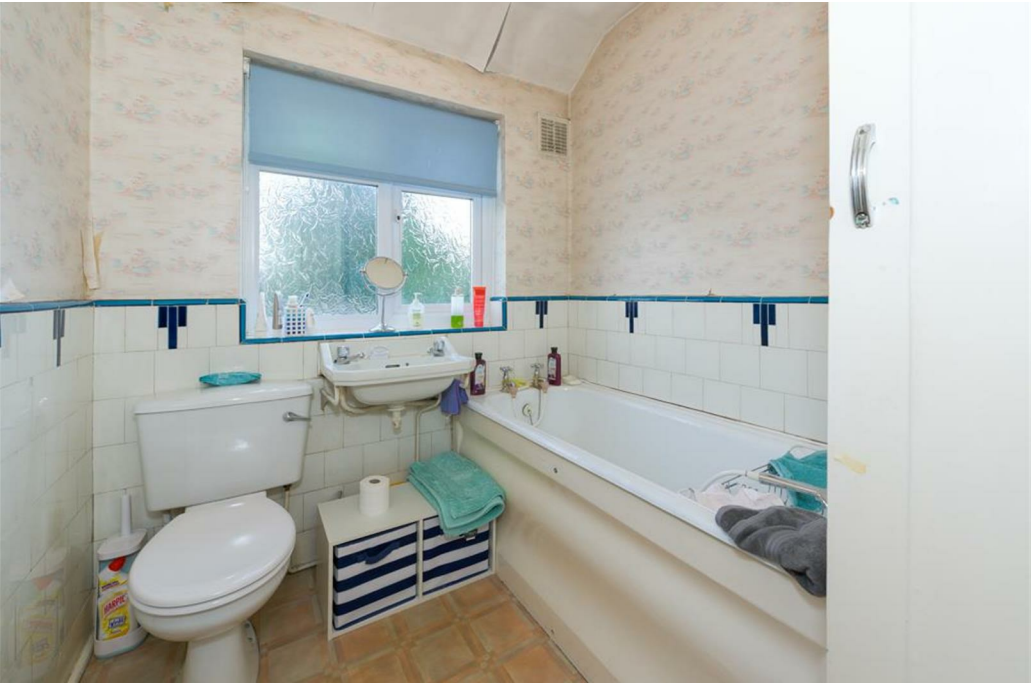
Outside to the front there is a driveway with parking for two cars, to the rear the garden is easterly facing and measures approximately 80ft with a patio across the rear of the property, ideal for outside dining, with the remainder of the garden being laid to lawn with mature boarders and a path leading to the gate at the rear providing access to the detached garage which is accessed via a rear service road.

The location is perfect for everybody, especially if you are looking for easy access to both the M25 or A3. Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres.

In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools including St Clements Catholic Primary & Danetree Primary School, and of course both Ewell East and West stations with their connections to London.

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.

