



Brumfield Road, West Ewell

The **PERSONAL** Agent

£580,000

Freehold

- Four Bedrooms
- Semi Detached
- Kitchen / Dining / Living Room
- Spacious Lounge
- Utility Room
- Downstairs W/C
- Ensuite Shower Room
- Walk to Shops, Schools and Transport Links
- EV Charger



This stunning, four bedroom family home has been refurbished and extended by its current owners and offers an extremely spacious kitchen / dining / living space across the rear with bi folding doors to the garden. There are further wood framed bi folding doors to the lounge giving flexible living accommodation.

To the first floor are two large double bedrooms and one single bedroom opposite the refitted family bathroom.

The generously proportioned Master bedroom is in the converted loft space and has a walk in wardrobe and contemporary ensuite shower room which matches the family bathroom.

Outside, to the front of the property is a brick block driveway which provides parking for at least two cars, as well as an EV charger. And to the rear a fantastic lawned garden with a separate patio area.

Early viewing essential.

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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 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.

Tenure - Freehold
Council tax band - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(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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