



Ewell By Pass, Epsom

The **PERSONAL** Agent

£335,000

Leasehold

- Two Double Bedrooms
- First Floor
- Kitchen / Breakfast Room
- Lounge / Dining Room
- Modern Bathroom
- Large Private Garden
- No Chain
- Walk to Shops, Schools & Station



This much larger than average, two double bedroom first floor maisonette is situated on the periphery of Ewell Village centre and offers a large South / West facing garden.

The property has a kitchen / breakfast room and separately a spacious lounge / dining room with a view of the garden and Ewell Village behind.

Both bedrooms are generous double rooms and the modern bathroom has a bath with shower above.

Early viewing essential. Sole agents.

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Ewell Village offers a variety of shops, restaurants, cafés and pubs. The 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 and of course both Ewell East and West stations with their connections to London.

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 the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold

Length of lease (years remaining) - TBC

Annual ground rent amount (£) - TBC

Annual service charge amount (£) - TBC

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

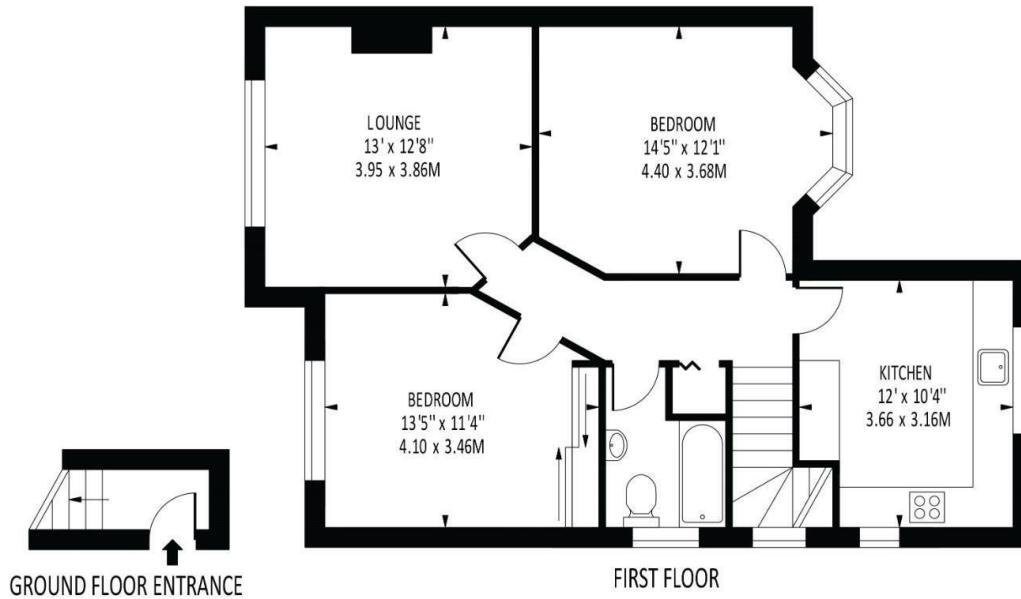






Ewell By Pass

Total Area: 767 SQ FT • 71.24 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For illustration purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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