



Pams Way, Ewell

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Offered to market chain free
- Semi detached four bedroom family home
- Over 1,800 sq ft of accommodation
- Presented in good condition throughout
- Stunning 27ft dual aspect reception/dining room
- Spacious kitchen/breakfast room with central island
- Separate utility room and dedicated home office
- Principal bedroom with en-suite shower room
- Integral garage and off-street parking
- Conveniently located close to excellent schools, transport links and local amenities

The Personal Agent are delighted to welcome to the market this substantial and beautifully proportioned four bedroom detached family home, offering over 1,800 sq. ft. of versatile accommodation and presented in good condition throughout, all while being offered to the market with no onward chain.

The ground floor has been thoughtfully designed for modern family living, with a welcoming entrance hall leading to an impressive 27ft dual aspect reception and dining room, providing an exceptional entertaining space with a beautiful bay window to the front and ample room for both formal dining and everyday living. To the rear of the property is a spacious kitchen/breakfast room, featuring generous worktop and cupboard space, a central island and direct access to the garden. A separate utility room keeps the practical elements of family life tucked away, while an adjoining home office offers the ideal space for those working from home. Completing the ground floor is a downstairs WC and internal access to the integral garage.



Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the benefit of its own en-suite shower room, while the remaining bedrooms are all generous doubles, making the home perfectly suited to growing families. A family bathroom serves the additional bedrooms, with the layout providing excellent flexibility for family life.

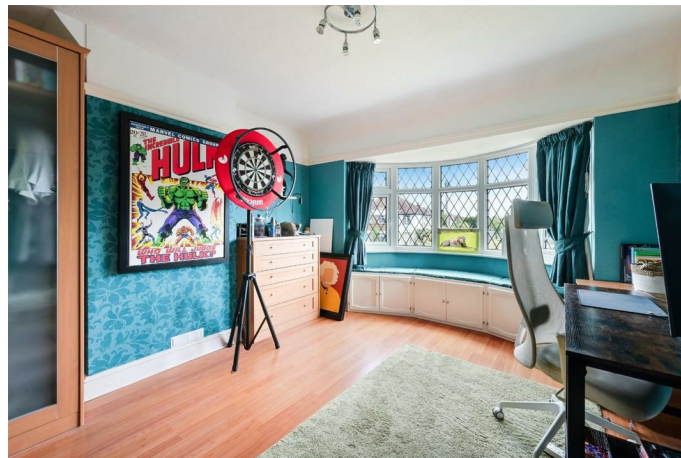
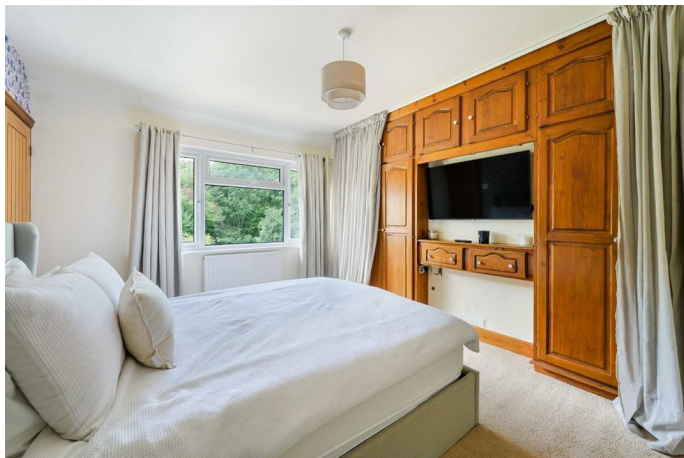
Externally, the property benefits from a private rear garden, ideal for outdoor entertaining and children's play, while to the front there is off-street parking leading to the integral garage, providing further storage or secure parking.

Pams Way is a highly regarded residential location, popular with families thanks to its excellent local schools, nearby parks and open green spaces, convenient transport links and easy access to both Epsom and Ewell. Combining generous living accommodation, practical family features, a chain-free position and a desirable location, this is a fantastic opportunity to acquire a wonderful family home ready to move straight into.

Ewell Court remains one of the area's most sought after family locations, renowned for its excellent local schools, nearby parks, convenient transport links and strong sense of community. The property is also ideally positioned for easy access to Ewell Village, Epsom Town Centre and a wide range of local amenities.

Adding to its appeal, the property is within close proximity to the beautiful Hogsmill Local Nature Reserve, a fantastic destination for family walks, dog owners and those who enjoy the outdoors. There are also a number of nearby parks and open green spaces, offering children's play areas, football pitches, tennis courts and recreational facilities, making this an exceptional location for families looking to enjoy an active lifestyle.

Tenure- Freehold
Council Tax Band - E





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Pams Way

Total Area: 1815 SQ FT • 168.62 SQ M
(Including Garage)
Garage Area : 175 SQ FT • 16.24 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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