



Ewell By Pass, Epsom

The **PERSONAL** Agent

# £535,000

## Freehold

- Three Bedrooms Semi Detached Home
- Private Rear Garden
- Two Reception Rooms
- Family Bathroom And Ensuite To Master
- Fitted Kitchen
- Close Proximity To Stoneleigh Broadway
- Off Street Parking For Two Cars
- No Onward Chain - Subject To Probate



The Personal Agent are extremely delighted to welcome to the market this three bedroom family home situated on the borders of Stoneleigh and Ewell, only 0.6 miles from Stoneleigh Mainline Station which provides a direct link to London Waterloo in approximately 30 minutes and walking distance to Bus 406 (Kingston and Epsom) and 293 (Morden and Epsom).

Well-presented throughout, the property boasts two spacious reception rooms, a fantastic kitchen with fitted appliances, shower room and a

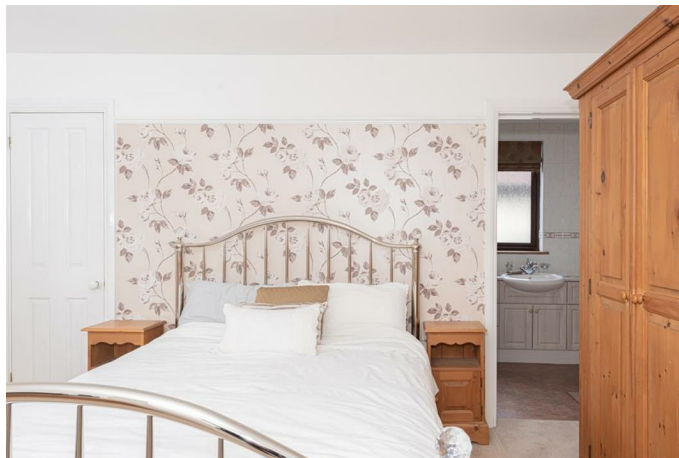
study/third bedroom to the ground floor. Upstairs, there are two outstanding large double bedrooms and ample storage space. There is also a family bathroom. Externally, there is a large secluded rear garden with garage. To the front there is off street parking for two cars. We recommend your earliest viewing to avoid missing out on a property sure to have high levels of interest.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and

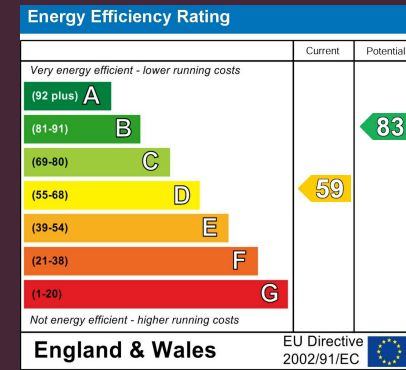
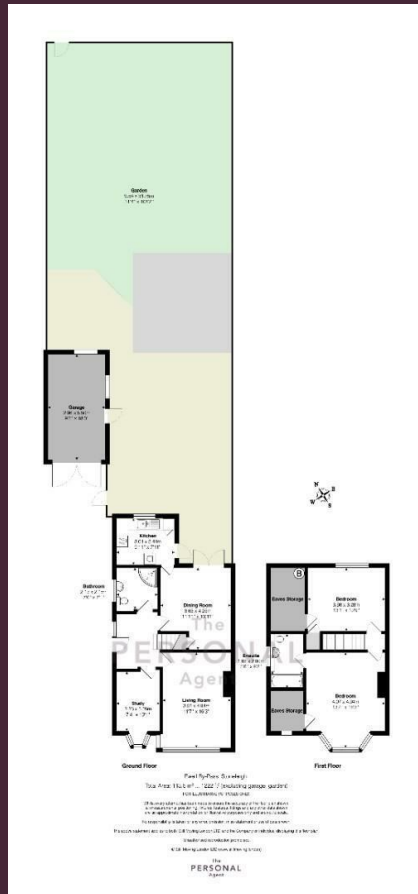
restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - D







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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.

