



Riverview Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £775,000 Freehold

- Detached House
- Four Bedrooms
- Two Bathrooms
- Utility Room
- 170ft South Easterly Facing Garden
- Garage & Driveway with Ample Parking
- 2670 SqFt of Accommodation
- No Chain



The Personal Agent are pleased to present this four bedroom detached family home, offering 2670 SqFT of flexible accommodation and located in a popular residential road near Ewell Village.

The property offers the potential to create an annex by converting the garage into a bedroom/living space STPP, with the utility room and downstairs shower room being ideally located to compliment this space.

The property requires immediate viewing to fully appreciate the opportunities available.

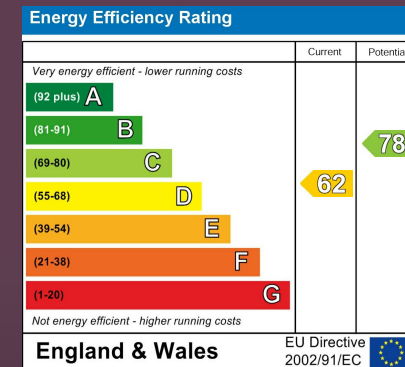
The property comprises an entrance porch leading into the entrance hallway with doors to; Kitchen with integrated electric hob and eye level ovens, and space for other utilities with a door providing access to the dining area which has a door to the entrance hall and is open plan to the living room which has sliding doors into the conservatory, the ground floor is completed by the utility room and downstairs shower room. On the first floor landing there is space for an office/study area and doors to the four bedrooms, with one offering built in wardrobes, and the family bathroom.

Outside to the front is a driveway providing ample parking space and access to the integral garage, with a side gate providing access to the mature garden. The south easterly facing rear garden measures approximately 170ft and is mainly laid to lawn with a patio across the rear of the property, ideal for al fresco dining.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell 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.







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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.

