



Heatherside Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £400,000 Freehold

- Victorian Terraced House
- Three Bedrooms
- Open Plan Living/Dining Room
- Modern Downstairs Wet Room
- In Need Of Updating
- Low Maintenance 65ft Garden
- No Ongoing Chain
- Close to Ewell East & Ewell West Stations



The Personal Agent are pleased to present this three bedroom Victorian terrace home in need of some modernisation, located in a highly popular road in the heart of West Ewell and within walking distance of both West Ewell Station and Hogsmill Nature Reserve and the catchment areas of many good local schools, making it an excellent prospect.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, making a downsize move or considering school catchment (including Ewell Grove and Glyn) we recommend viewing this excellently located home.

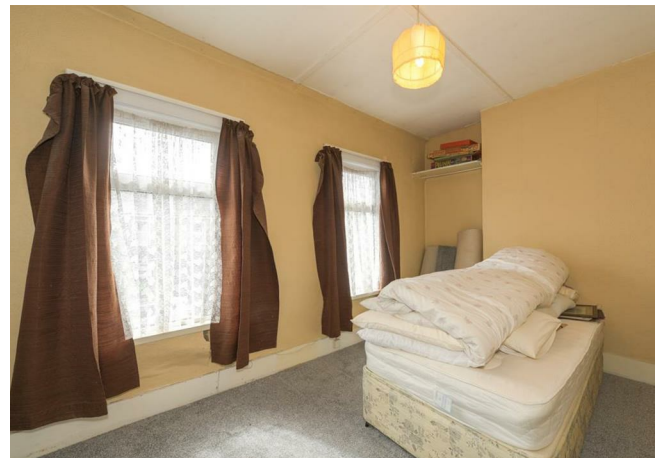
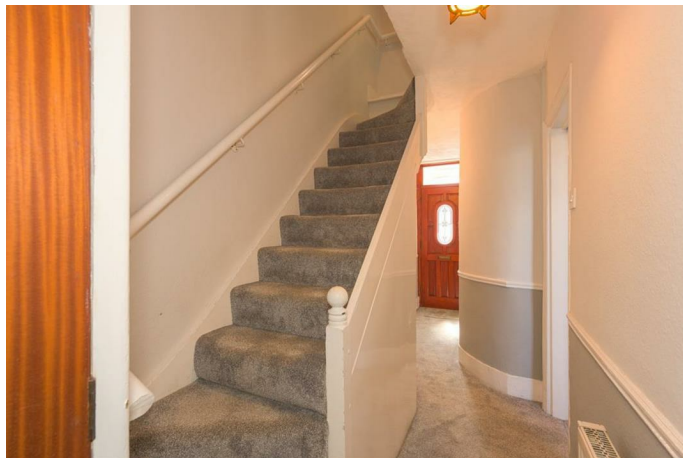
The property comprises an entrance hall with access to understairs storage, and doors to; Front aspect living room with bay window which is open plan to the dining room with a rear aspect window, kitchen window side access door, the kitchen comprises a range of eye and base level units with access to the downstairs shower room.

On the first floor there are three bedrooms, two doubles and a single.

Outside to the front is a small front garden enclosed by a low wall. The 65ft rear garden is mainly laid to lawn with a path leading to the rear of the garden with a gate proving rear access, with mature shrubs.

The property is situated within close proximity of Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 & M25 (Junction 9). Ewell Village has a variety of shops including Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Freehold







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

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