



Ewell By Pass, Epsom

£495,000

Freehold

- Three Bedrooms
- Semi Detached
- Three Reception Rooms
- Modern Kitchen
- Modern Bathroom
- 75ft Garden
- Driveway & Detached Garage
- Walk to Shops, Schools & Station
- No Onward Chain

This extended, three bedroom family home is situated within walking distance of Ewell Village and Stoneleigh Broadway, and is offered to the market with no ongoing chain.

The property offers a spacious lounge with bay window to the front, and a further reception room in the middle of the house with a charming fireplace. The largest reception room is an extension across the rear which is semi open plan to the modern kitchen and has double doors to the garden.



Upstairs are three well proportioned bedrooms in a classic 1930s layout with two spacious double bedrooms and one single bedroom opposite the family bathroom, which has a free standing bath and a separate shower cubicle.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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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.





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