Bluegates, Epsom

The PERSONAL Agent

Guide Price £725,000

Freehold

- Family Home in exclusive development
- Directly Back Nonsuch Park
- Private Driveway
- Entrance Hallway and Downstairs Cloakroom
- Spacious Lounge and Dining Room
- Kitchen/Breakfast Room
- Four Well Proportioned Bedrooms
- Family Bathroom and En-suite To Master
- Level and Secluded Rear Garden
- Garden Office and No Onward Chain

The Personal Agent are delighted to present this impressive four bedroom family home, perfectly positioned within an exclusive cul de sac development backing directly onto the historic Nonsuch Park.

Ideally located, the property is within half a mile of Stoneleigh Broadway, offering a range of shops, restaurants, station and amenities, as well as West Ewell Station, providing convenient transport links.

This superb home is offered to the market with an onward chain, making it an excellent opportunity for families seeking a desirable and well connected location.

Step inside and the flow of the ground floor immediately stands out. To the front, the generous living room spans over 22ft, creating a welcoming retreat for cosy evenings, while still offering plenty of room for larger gatherings. It's easy to imagine this as the heart of the home in the cooler months relaxed, comfortable, and versatile.

To the rear, the kitchen/dining space stretches across the width of the house at over 21ft, designed with modern family life in mind. This is where mornings begin over coffee, homework gets done at the table, and weekends naturally turn into long, sociable meals with friends and family. With direct access out to the garden, entertaining seamlessly spills outside in the warmer months.

The garden itself is a true highlight and provides a wonderful sense of privacy and openness, with the added bonus of backing straight onto parkland. Whether it's children playing, summer barbecues, or simply enjoying a quiet moment surrounded by greenery, this outdoor space delivers.

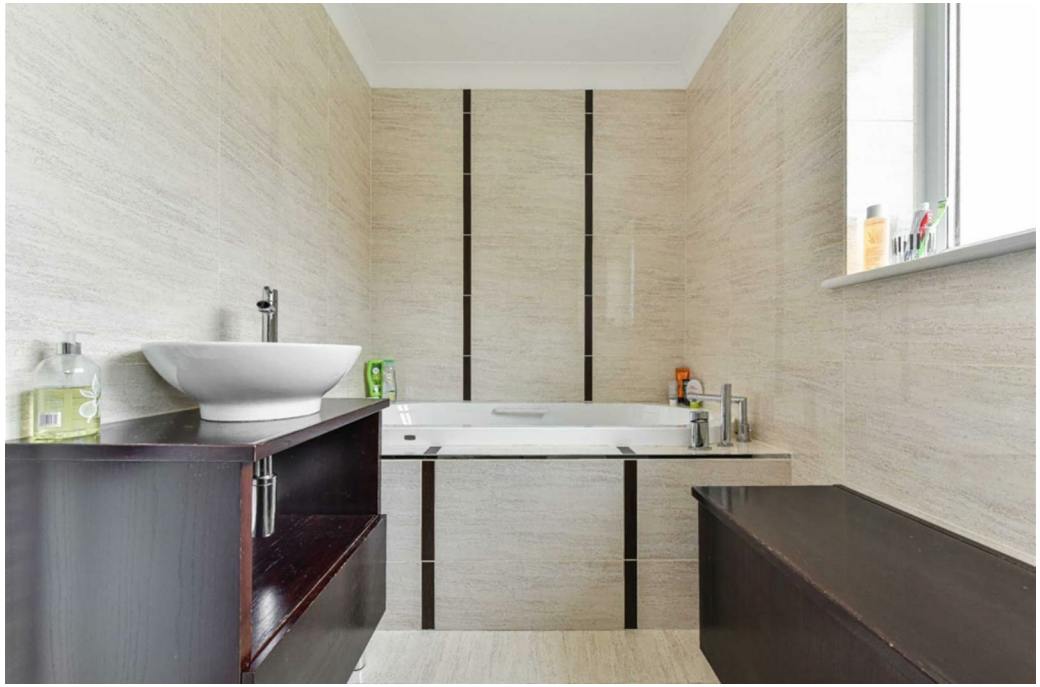
At the far end of the garden, a detached office offers a fantastic work-from-home solution. Set away from the main house, it creates a clear separation between work and home life, ideal for professionals, creatives, or anyone needing a quiet, dedicated workspace.

Upstairs, four well proportioned bedrooms provide flexibility for growing families. The larger bedrooms offer comfortable double accommodation, while the additional rooms work equally well as children's bedrooms, guest space, or further home working areas if needed. The layout is practical and family-friendly, with a central bathroom serving the bedrooms.

In essence, this is a home designed to adapt whether that's busy weekday routines, relaxed weekends, or the increasing need for flexible living and working.

Add to this the convenience of nearby Stoneleigh Broadway, excellent transport links from West Ewell Station, and the doorstep access to Nonsuch Park, and you have a setting that truly enhances day to day living. The postcode also falls under catchment of sought after Grammar Schools & state comprehensive schools - Glynn & Rosebury.

Tenure- Freehold
Council Tax Band- F



Bluegates, KT17 2SA

Total Area: 126.6 m² ... 1363 ft² (excluding garden, office)

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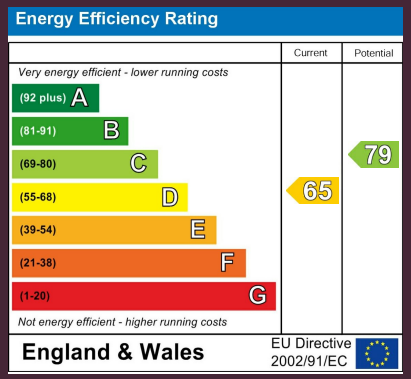

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

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.
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