



Kenilworth Road, Epsom,  
Guide Price £680,000 - Freehold



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**WILLIAMS  
HARLOW**











Williams Harlow Cheam – An imposing and handsome house offering an ideal location for Stoneleigh Broadway. Versatile and practical in layout, it will suit families who desire immediate access to transport, shops and restaurants.

## The Property

The success of this house is bound to its ability to offer something for everyone. Four bedrooms, two bathrooms over two upper floors. Three reception rooms which can be open plan or divided at will. Spacious hallway, kitchen with separate utility room and down stairs lavatory. Nice character features include the sky lantern to the rear reception room, the loft conversion which has been done historically with skill to blend in as if its original. Measuring just under 1500 sq ft, and with further potential should you wish to harvest it.

## Outside Space

Driveway to the front and a 120 ft shade past westerly aspect rear garden. The rear garden is mature and bountiful during the spring and summer months. The raised patio leads off the house and provides rear access to the garage.

## The Local Area

Stoneleigh Broadway is a local strip of a highstreet complete with convenient shop, trans station and restaurants. Ewell Village is a little further on, as is Nonsuch park and the Kingston Road which accesses to A3 and Kingston.

## Vendor Thoughts

“We moved from Streatham and not knowing much about the area valued its greenery and was recommended by friends. The amount of parking initially attracted us to this house and we have been happy here ever since”

## Why You Should Buy

Expected to be popular, there is something life enriching to have so many amenities on your doorstep. Having the choice of access into local towns or even the South coast via the A3, as well as the immediate shops, schools and trains is super helpful.

## Benefits

Walk To Train Stn - Close To Shops - Under 1 mile of at least four schools - Easy Access to A3 - Side Access – Further Potential to Extend

## Features

Four Bedrooms - Two Bathrooms - Three Reception Rooms - Over 120ft R. Garden - Downs Stairs Toilet - Garage – Semi Detached - Driveway – Utility Room – Off Street Parking

## Local Schools

Auriol Junior School State SchoolOfsted: Good 0.5 miles

The Mead Infant and Nursery School State SchoolRating: N/A 0.6 miles

Cuddington Community Primary School State SchoolOfsted: Good 0.7 miles

Ewell Castle School Independent SchoolISI: No Rating Available 0.8 miles

## Local Transport

### Trains

Stoneleigh Station 0.1 miles  
Ewell West Station 0.9 miles  
Ewell East Station 1.2 miles

### Buses

293- Morden to Epsom Hospital  
406- Kingston to Epsom High Street  
668- North Cheam to St Andrews School  
868- Worcester Park to Epsom  
E16- Epsom Clock Tower to Worcester Park (via Kenilworth Road)

## EPC AND COUNCIL TAX

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## Why Williams Harlow

We offer specific and long standing professional expertise

within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 135.4 sq m / 1457 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 148.8 sq m / 1601 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1145607)

