



Birchfield Grove, Ewell East, Epsom,  
Offers Over £750,000 - Freehold



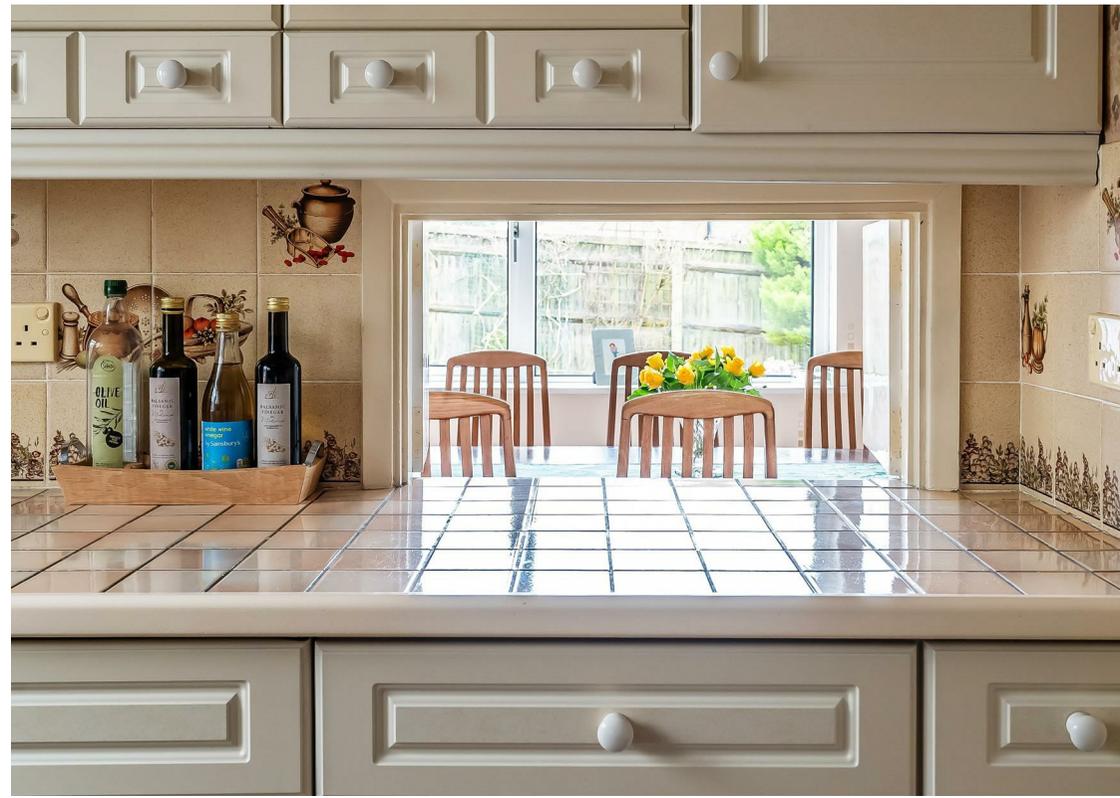
**WILLIAMS  
HARLOW**











Williams Harlow Cheam – A detached bungalow in a sought after private estate very close to Ewell East train station, Nonsuch school and park and Ewell Village. Flexible accommodation would suit a down sizer and growing family alike. Offered without an onward chain and ready to view.

## The Property

Offering a real of sense and space, this spacious bungalow excels through ease of use, light quality and room sizes. The principle reception room is large enough to host a dining area and lounge comfortably without compromise. Depending on needs would you rather bedrooms or receptions? The choice is yours from the available layout. A bright and cheery décor back drop, the property is very clean and well maintained but would require some updating. Accommodation includes an entrance hall and lobby, a cloakroom, a large reception room, kitchen, bathroom, three bedrooms with fitted storage. An enclosed lean-to runs the side of the property. The double garage is detached and accessed on foot from the rear and by car by a large up and over door.

## Outside Space

The property is enveloped by the pretty and mature gardens. Approaching from the front the driveway sits aside a lawn with planted borders. The side access leads to the southerly rear aspect, this is where generous planting and hedging are used to optimum effect for privacy with a sunny backdrop. The vine covered patio, which feels like a room, interacts with the interior via the sliding glazed doors and is the point where inside and out meets. It suggests easy al fresco dining.

## The Area

The location is superb; between Ewell and Cheam Village and minutes from Ewell East train station, it's very convenient for commuters and shoppers alike. Depending on age and needs, the area has something for everyone, from Nonsuch and Glynn schools to Nonsuch park and David Lloyd health centre. The rugby fields, within a few hundred yards, host a car boot sale most Saturdays for general interest and the village centres are good for café society lunches and convenience. Going toward

Banstead, Cuddington golf course isn't far away. The area is diverse and rich in amenity value

## Why You Should Buy

Location and property are likely to be just as important to any occupier. Howell Hill estate, a select set of roads most of which are private with large detached houses, that's close to Ewell East train station and Ewell Village. This and the wider area is affluent, well connected by buses and trains and safe to walk around whatever the time. Ewell Village is a small town centre with shops, pubs and restaurants on hand. Whilst the property offers a happy balance for both downsizers and up sizers alike; not too big and not too small.

## Vendor Thoughts

“Dad really loved their time here, he always wanted us to take on the property and live here after him. Having lived here whilst the property is being sold we can understand why, it's quiet and peaceful, neighbourly but not intrusive, convenient but not noisy”

## Features

Three Bedrooms – Spacious Open Plan Lounge Dining Room – Southerly Rear Garden – Detached Garage – Mature Garden – Fitted Storage – Bathroom With Separate W.C.

## Benefits

No Onward Chain – Potential To Modernise – Potential To Use Layout To Suit – Walk To Bus and Train Routes – Easy Drive To Cheam, Banstead and Epsom Town Centres – Short Distance From Ewell Village – Short Distance From Nonsuch Park And School – Short Distance From Glynn

## Schools

St Dunstons - State- Mixed - Ages 5 - 11  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19  
Cuddington Croft – Mixed – State – 3 – 11  
Ewell Castle – Mixed – Fee paying – 3 – 18  
Glynn – Boys – State – 11 – 18

## Transport

Ewell East Station – Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Cheam Train Station - London Victoria and London Bridge - Southern Service (same line as Ewell East)

Ewell West Station – Waterloo and Guildford – South Western Service – Circa 33 mins to Waterloo.

Local Bus Routes:

406 – Epsom to Kingston

293 – Epsom to Morden

470- Epsom to Colliers Wood

467- Epsom to Chessington

E16- Epsom to Worcester Park

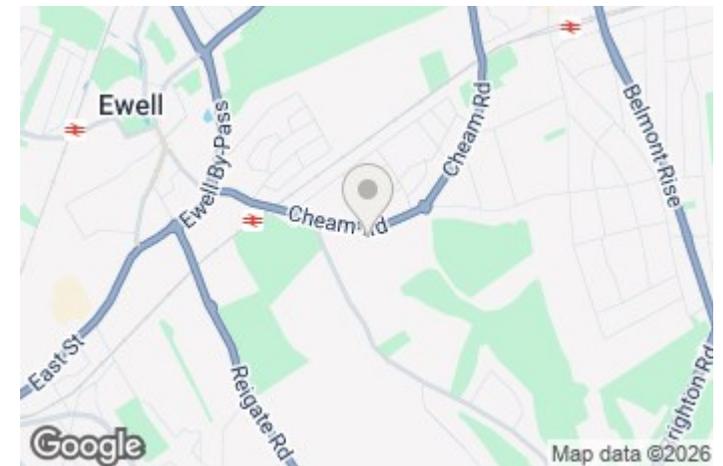
S2- St Helier to Epsom

## EPC AND Council Tax

D and G

## Why Williams Harlow

We offer specific and 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.

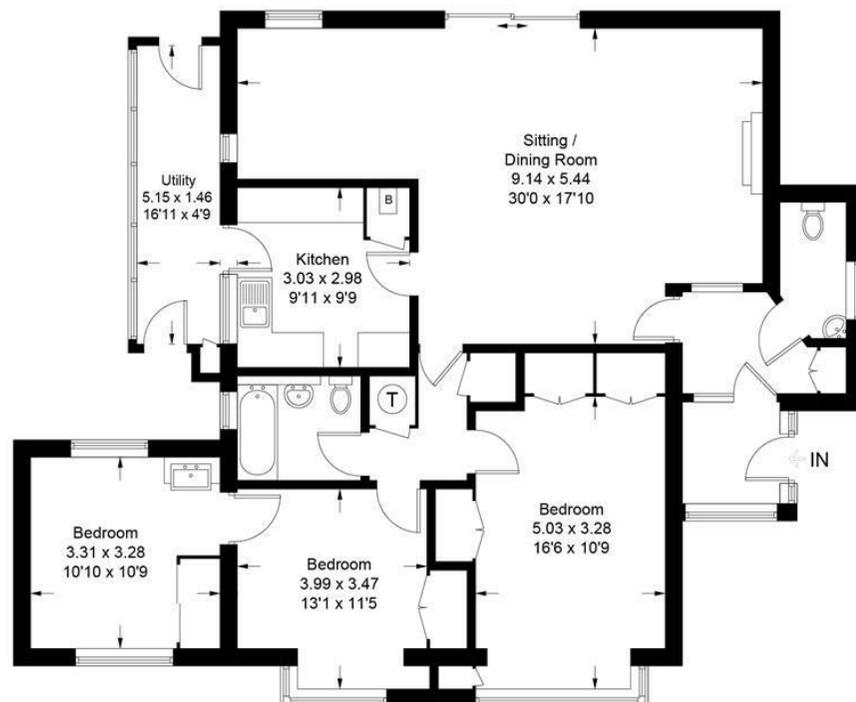
cheam@williamsharlow.co.uk

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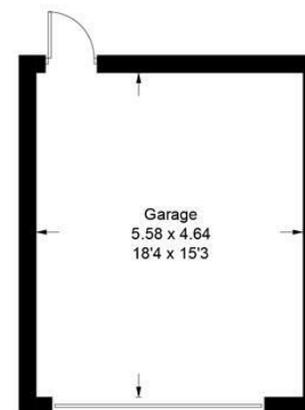
Approximate Gross Internal Area = 124.8 sq m / 1343 sq ft

Garage = 26.2 sq m / 282 sq ft

Total = 151.0 sq m / 1625 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(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. (ID1275379)

