

Aragon Avenue

Epsom, Surrey KT17 2QL

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM VILLAGE ARE PLEASED TO OFFER THIS 4 bedroom extended Gleeson built home set on the East Ewell Nonsuch Estate. The property offers to the ground floor flexible living options benefitting from 3 reception rooms, downstairs cloakroom and fitted kitchen. Upstairs there are 4 good size double bedrooms with an modern en-suite and large dressing area/office to the master. The property is ideally located for the catchment for the highly reputable Glyn, Rosebery and Nonsuch high schools, The property has the added benefit of being a short walk to Nonsuch park with all the history of Henry 8th mansion house and Warren Farm which allows easy pedestrian access to the David LLOYD health club, Ewell village offering local shopping and coffee shops and East Ewell mainline station with direct access to London Victoria are also within easy walking distance. An internal viewing is highly recommended! Vendor suited.

Asking Price £925,000 - Freehold



PORCH

Light. Tiled floor. Steps leading to the:

FRONT DOOR

Part glazed front door giving access to the:

ENTRANCE HALL

Tiled floor. Radiator. Smoke alarm. Stairs to the first floor. Understairs cupboard housing gas/electric meters and fuse board.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Leaded light obscured double glazed window to the front aspect. Radiator. Tiled walls and floor.

LIVING ROOM

Double glazed sliding patio doors opening onto the rear garden. Double glazed side windows. Radiator. Downlighters. Coving.

DINING ROOM

Double glazed windows to the rear. Downlighters. Tiled floor. Step down to:

LOUNGE

Double glazed sliding patio doors onto the rear garden. Double glazed window to the side. Tiled floor. Radiator. Downlighters.

KITCHEN/BREAKFAST ROOM

Eye and low level oak units. Spaces for washing machine and dishwasher. One and a half bowl sink unit. Underlighting. Display cabinet. Integrated fridge. Space for freezer. Fitted electric oven. Fitted gas hob. Tiled flooring. Wall mounted gas central heating boiler. Leaded light double glazed windows to the front aspect. Obscured double glazed window to the side.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft. Airing cupboard housing the hot water tank.

MASTER BEDROOM

Double glazed window to the rear. Fitted wardrobes on both sides. Downlighters. Radiator.

EN-SUITE

Modern en-suite. Bath. Bidet. Vanity sink unit. Low level WC. Heated towel rail. Tiled floor and walls. Downlighters. Obscured double glazed window to the rear aspect.

DRESSING AREA

Dual aspect double glazed windows. Radiator. Downlighters.

BEDROOM TWO

Radiator. Downlighters. Leaded light double glazed window to the front. Side aspect window.

BEDROOM THREE

Leaded light double glazed window to the front aspect. Radiator. Laminate flooring. Downlighters.

BEDROOM FOUR

Double glazed window to the front. Downlighters. Radiator.

FAMILY BATHROOM

Bath with overhead shower and shower screen. Low level WC. Pedestal wash hand basin. Fitted mirror. Obscured double glazed window. Radiator. Part tiled walls.

OUTSIDE

FRONT

There is a shingle driveway to the front providing off street parking for several vehicles.

ATTACHED GARAGE

REAR GARDEN

There is a patio area and the remainder of the garden is mainly laid to lawn,shed.

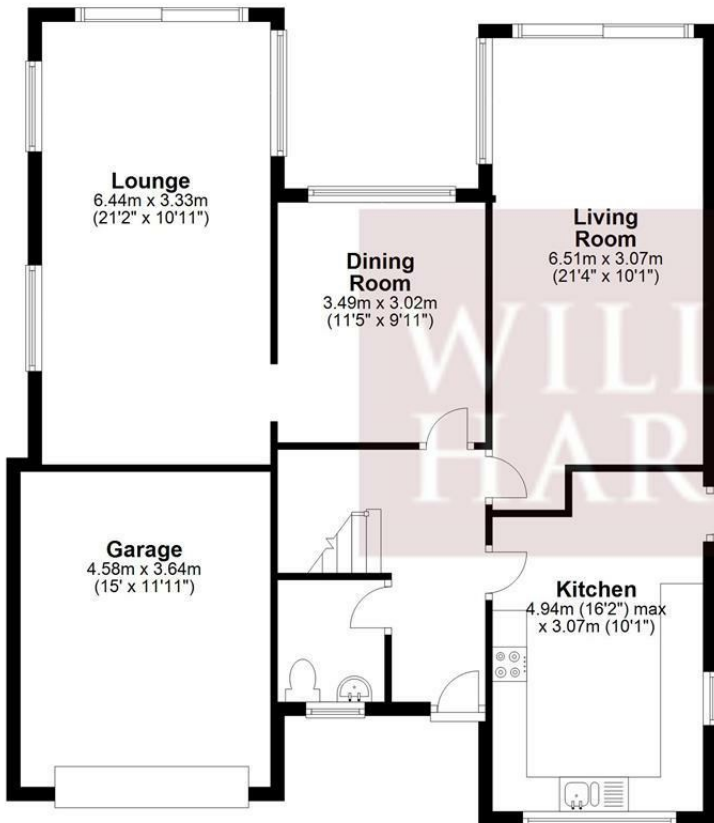
COUNCIL TAX

Epsom & Ewell Borough Council BAND F £3084.13 2022/23



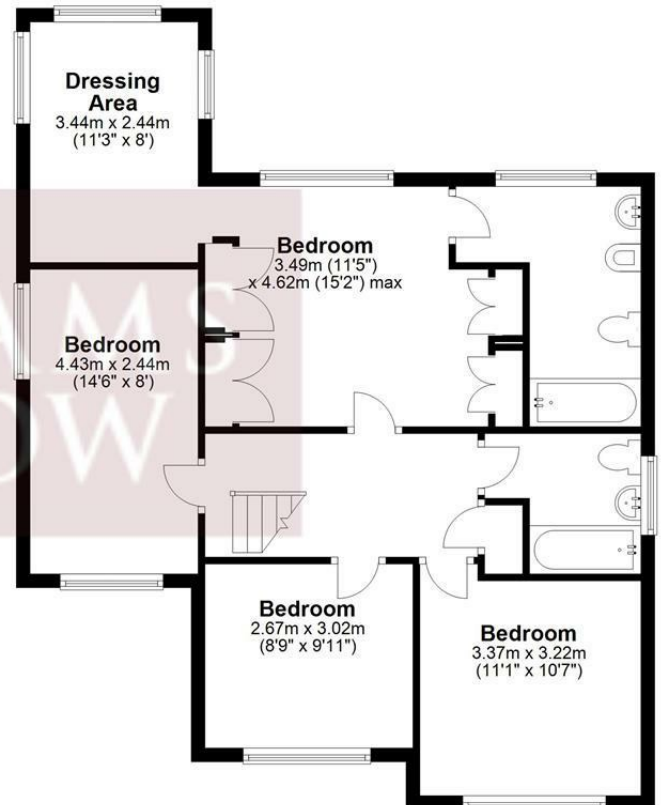
Ground Floor

Main area: approx. 79.0 sq. metres (850.1 sq. feet)
Plus garages, approx. 16.7 sq. metres (179.6 sq. feet)



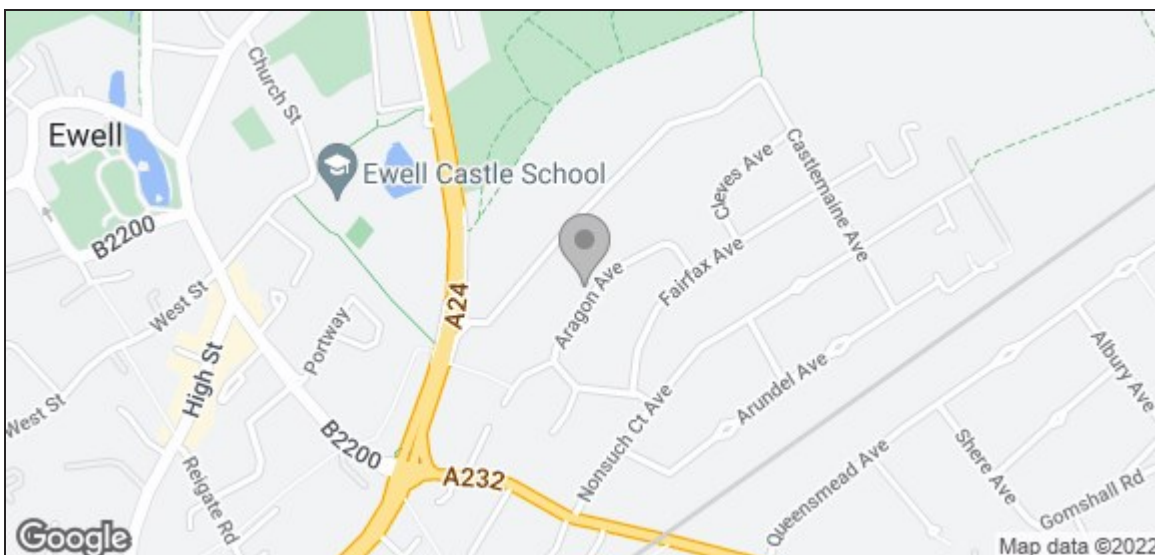
First Floor

Approx. 74.3 sq. metres (799.4 sq. feet)



Main area: Approx. 153.2 sq. metres (1649.5 sq. feet)

Plus garages, approx. 16.7 sq. metres (179.6 sq. feet)



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	72	81
	EU Directive 2002/91/EC	