

The PERSONAL Agent

269 Kingston Road, Epsom

Guide Price £585,000

Epsom

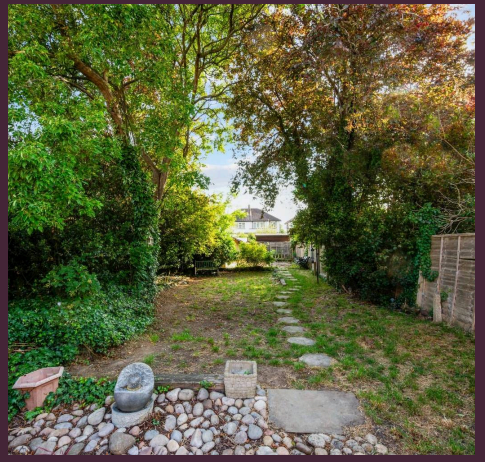
- Attractive 1930's Family Home
- Ample Driveway and Attached Garage
- Entrance Hallway and d/s Shower Room
- Front Reception Room/Bedroom Four
- Extended Family/Dining
- Fully Fitted Kitchen
- Three First Floor Bedrooms
- Family Bathroom
- Well Established Rear Garden
- Close To Schools and Transport Links

This attractive property provides well balanced accommodation with three/four bedrooms and two bathrooms, making it perfectly suited to modern family living. Outside, there is ample off street parking, an attached garage, and a well established rear garden ideal for both relaxation and entertaining.

Full of 1930s charm, the home has been thoughtfully extended to create flexible living space that adapts effortlessly to everyday life. The ground floor offers a superb layout, with a seamless flow between rooms, and the front reception can easily serve as a fourth bedroom, making full use of the ground floor shower room.

Ideally positioned close to highly regarded schools and excellent transport links, this home offers both comfort and convenience in equal measure.





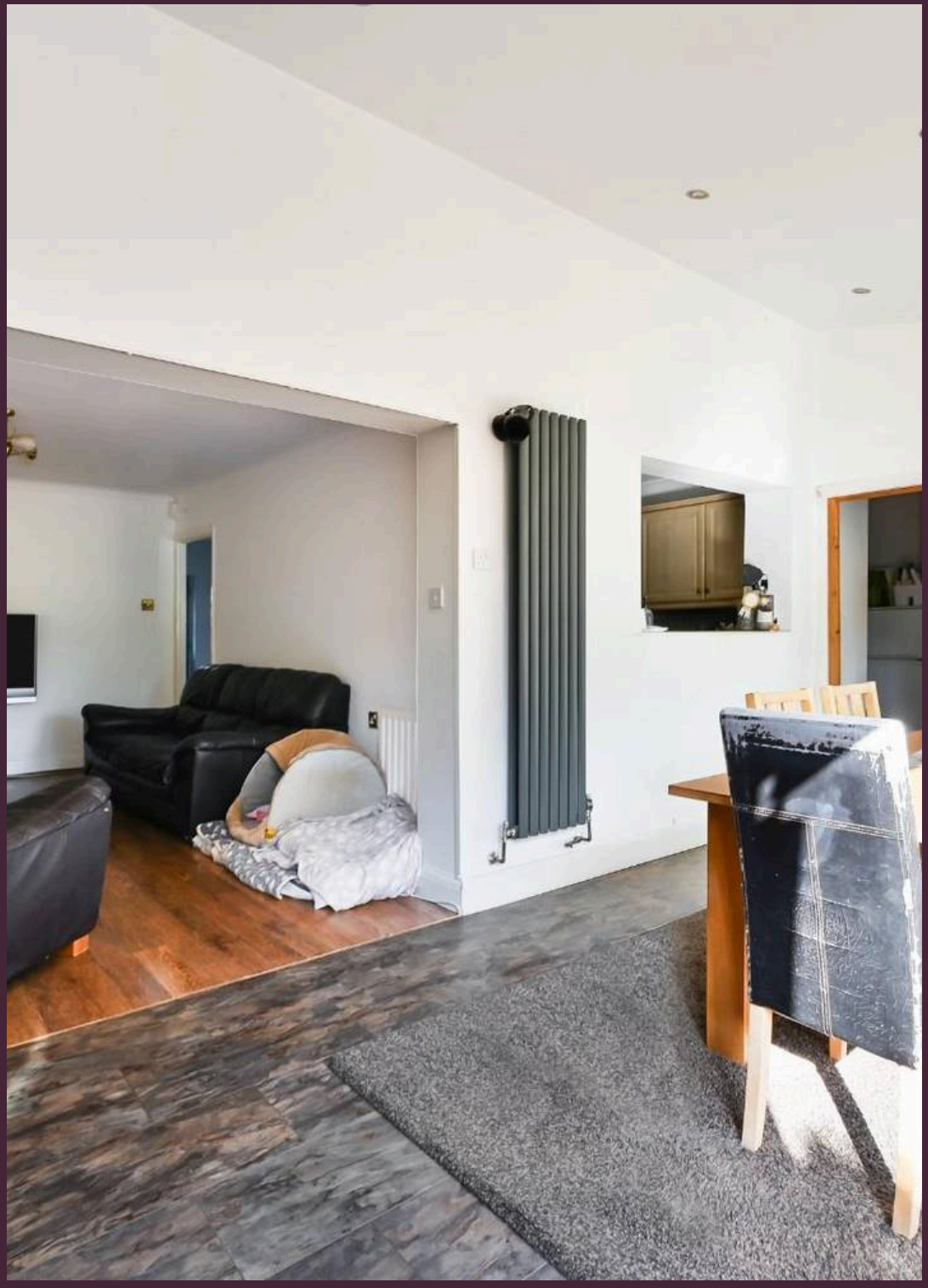






Description

Upstairs, there are three well proportioned bedrooms, all served by a contemporary family bathroom. In addition, the loft offers excellent potential for further extension, subject to the usual planning consents. Externally, the property continues to impress, with ample off street parking and a safe, secure rear garden, ideal for families and outdoor entertaining. Ideally located less than half a mile from Stoneleigh Broadway and mainline station, the property benefits from a wide selection of reputable local schools and excellent transport links, making it perfect for commuters and families alike and Ewell Village is also within walking distance.



Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London. Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

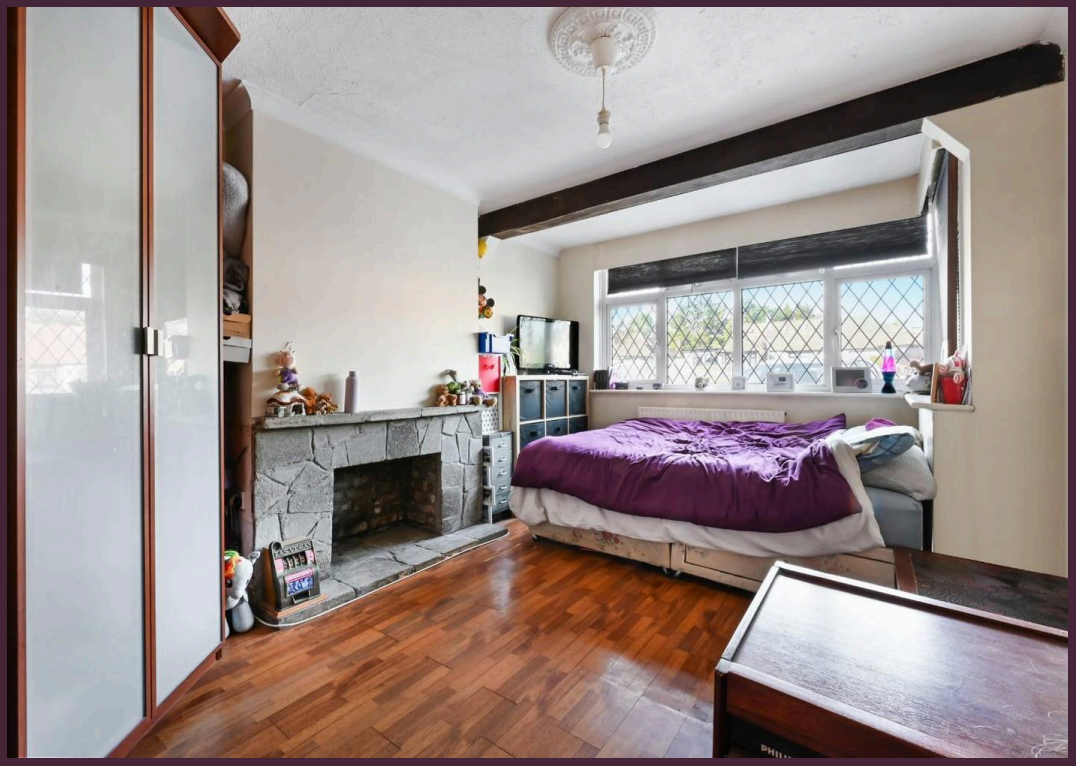
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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





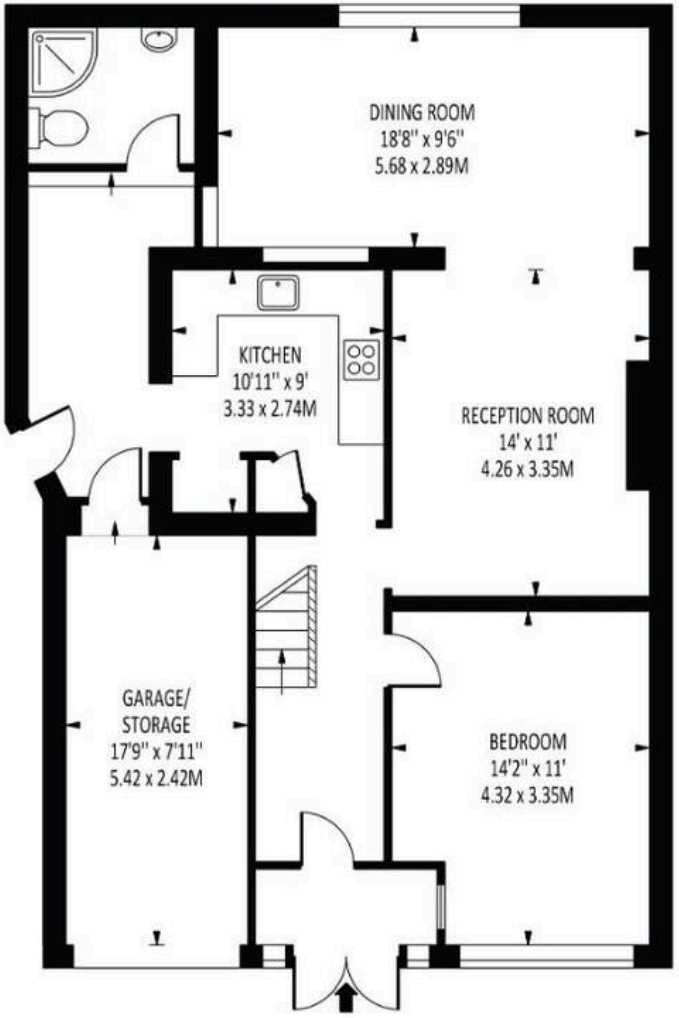




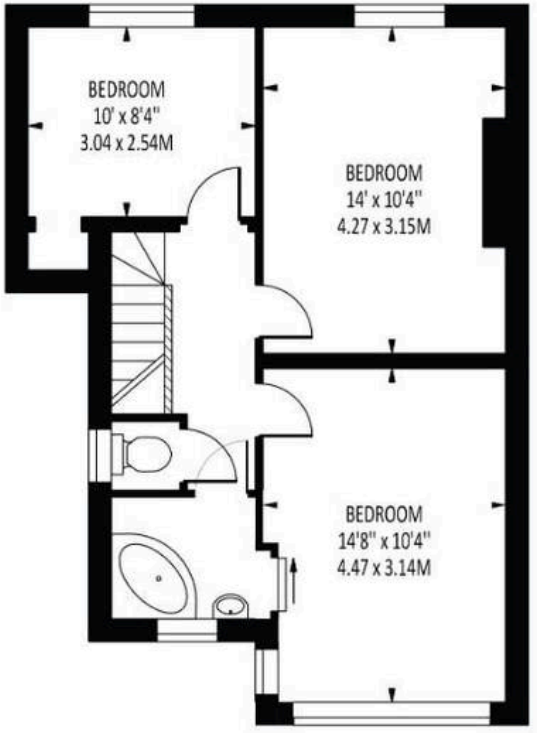
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Kingston Road

Total Area: 1543 SQ FT • 143.39 SQ M
(Including Garage/Storage)
Garage/Storage Area : 141 SQ FT • 13.12 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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