

The PERSONAL Agent

River Way, Epsom

In Excess of £700,000

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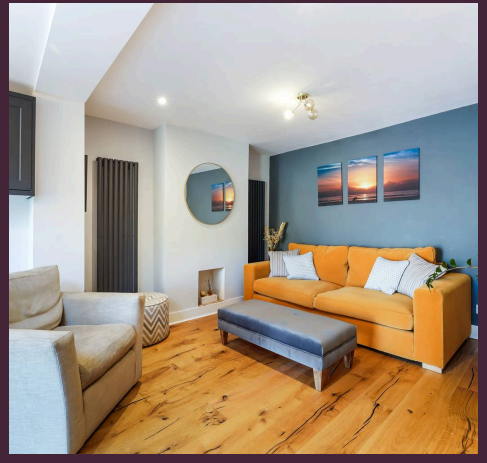
- Four Bedroom Semi Detached
- Two Bathrooms
- Loft Converted with Master Bedroom
- Open Plan Kitchen Diner With Additional Reception Space
- Separate Lounge
- WC
- Off Street Parking for at Least Two Cars
- Over 1450 Square Foot
- Located Between Ewell and Epsom
- Close to Good Schools, Green Space, Transport and Shops

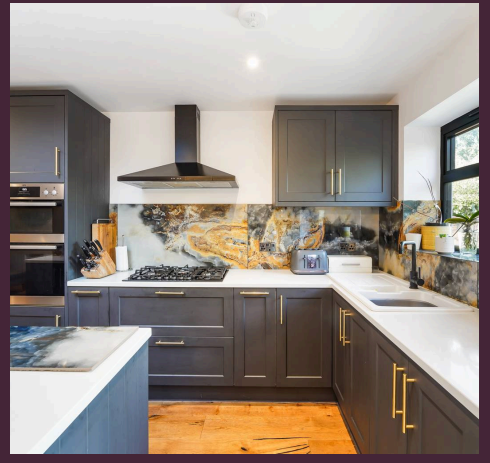
Occupying an enviable position between Stoneleigh and West Ewell, this beautifully presented and exceptionally stylish four bedroom family home offers generous accommodation arranged over three floors, off street parking and a detached garage.

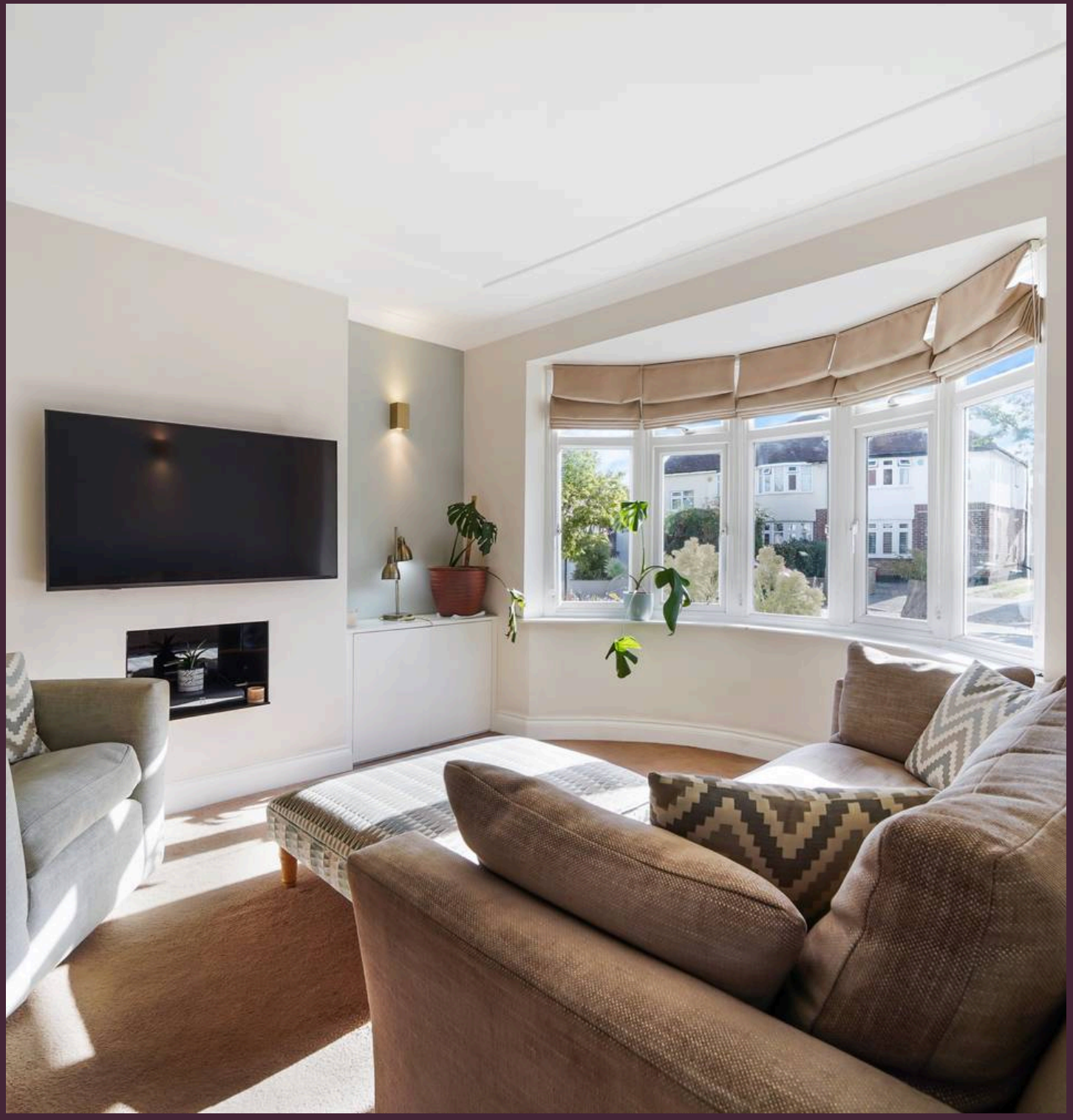
The property has been finished to an exceptionally high standard throughout, with a particular highlight being the impressive open plan kitchen/dining space, measuring approximately 25' x 18'1". This wonderful room provides a fantastic heart to the home, with a contemporary fitted kitchen, elegant Italian tiling and ample space for both dining and entertaining. The generous proportions and attractive finish make this an ideal space for family life and entertaining guests.





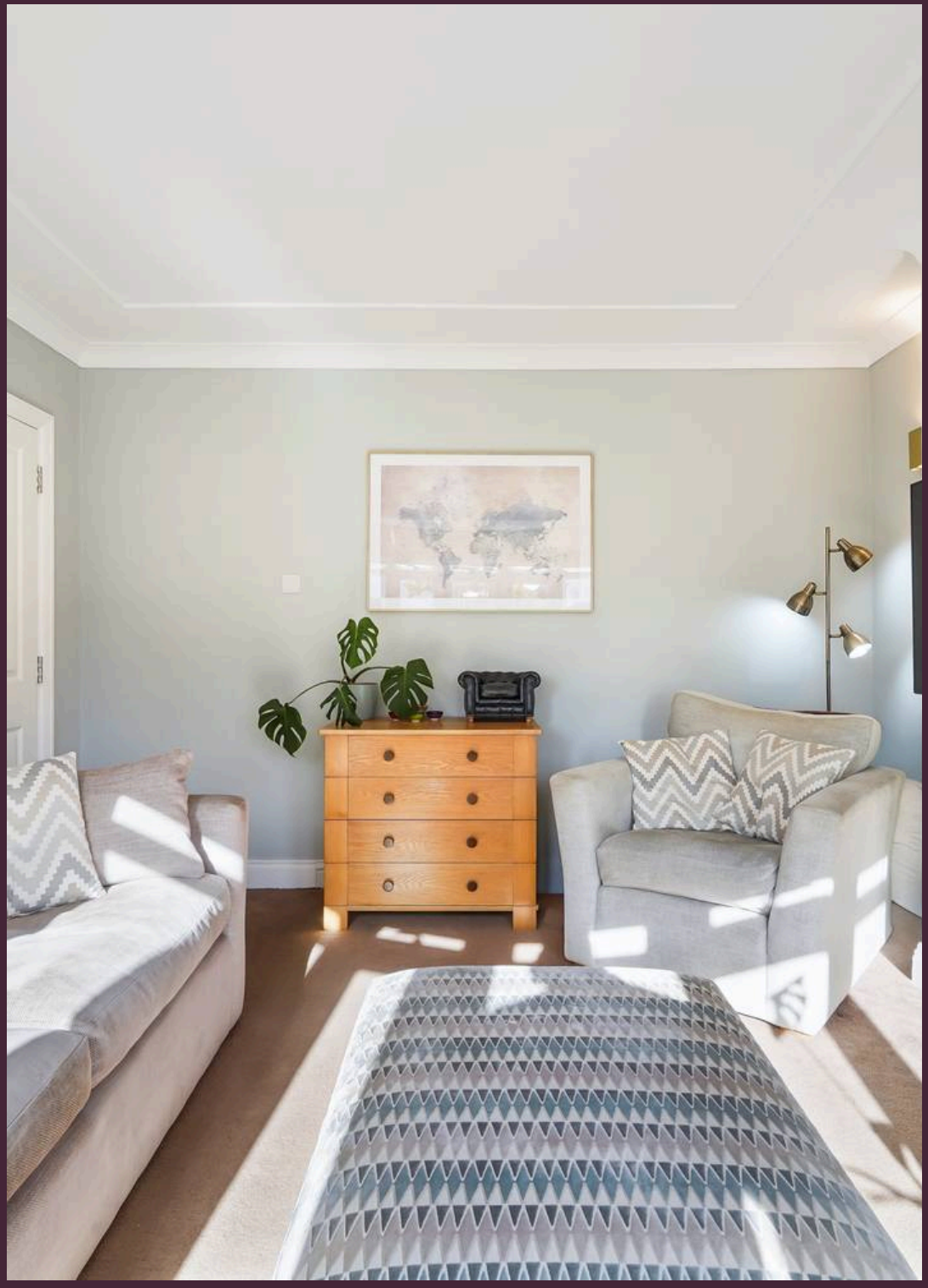






Description

The ground floor also provides a welcoming entrance hall with downstairs cloakroom and a separate reception room, featuring a charming bay window and providing a quieter space away from the main living area. The first floor offers three bedrooms, including two particularly generous double bedrooms, alongside a stylish family bathroom. The second floor is dedicated to an impressive principal bedroom, measuring approximately 17'3" x 11'9", creating a substantial and private bedroom suite. Outside, the property continues to impress with a good-sized rear garden, predominantly laid to lawn, providing plenty of space for children and outdoor entertaining. To the front, there is off-street parking for at least two cars, while a detached garage to the rear provides excellent additional storage.



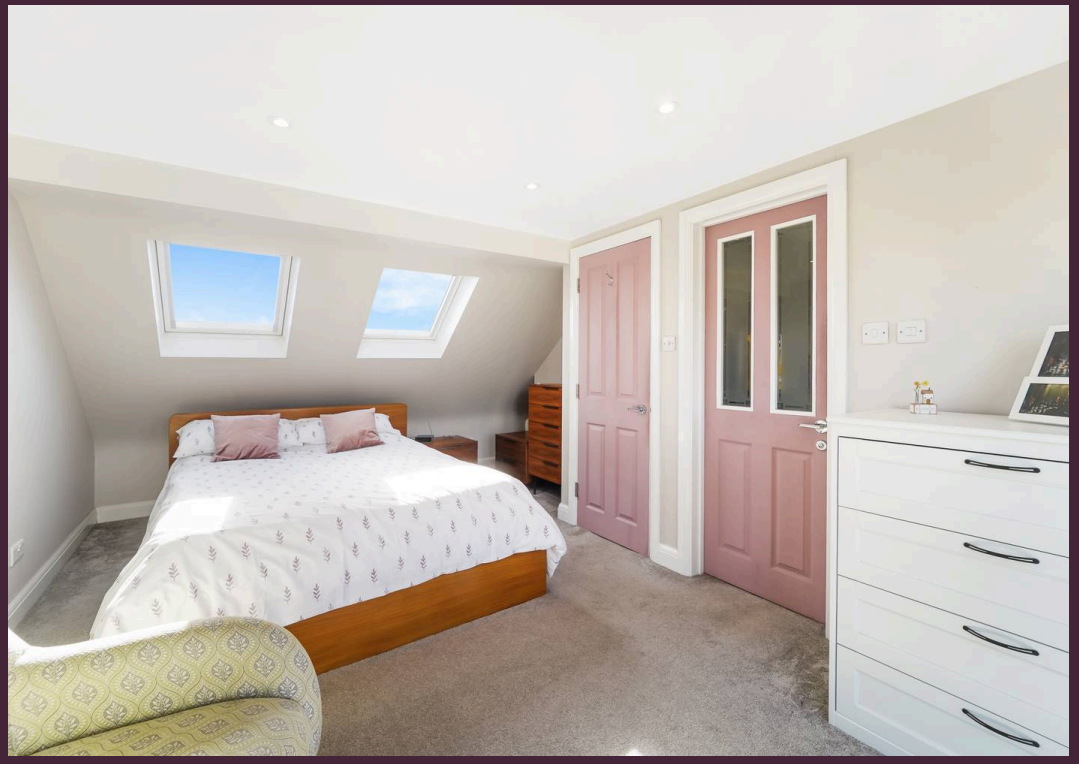
The location is equally appealing, positioned conveniently between Stoneleigh and West Ewell, with excellent access to a range of local shops, schools, transport links and extensive green spaces. The surrounding area offers a superb balance of everyday convenience and family-friendly amenities, making this an ideal home for those looking for space, quality and location. Early viewing is highly recommended to fully appreciate the exceptional finish, generous proportions and wonderful entertaining space this impressive family home has to offer. The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by. Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





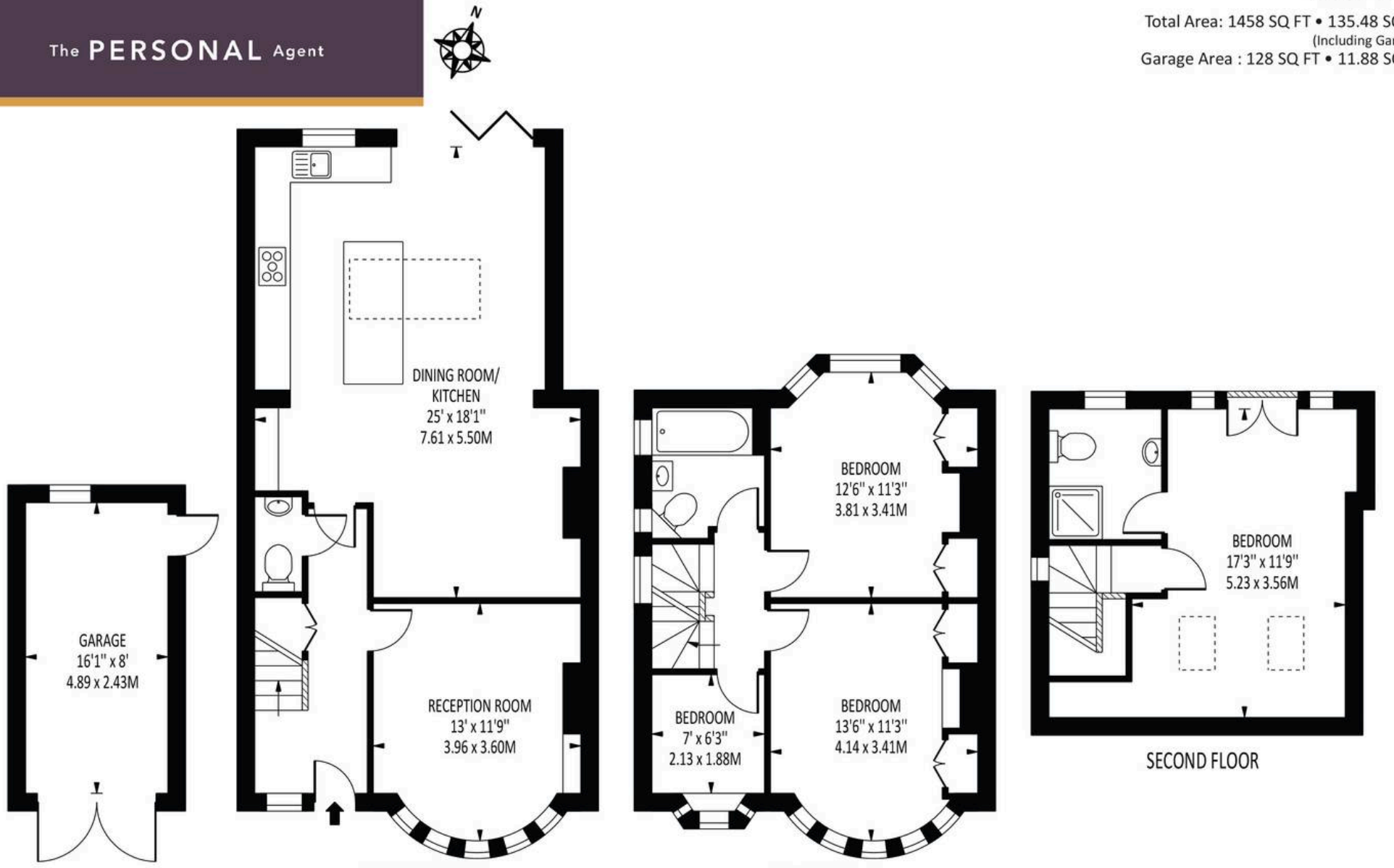




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Total Area: 1458 SQ FT • 135.48 SQ M
(Including Garage)
Garage Area : 128 SQ FT • 11.88 SQ M



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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