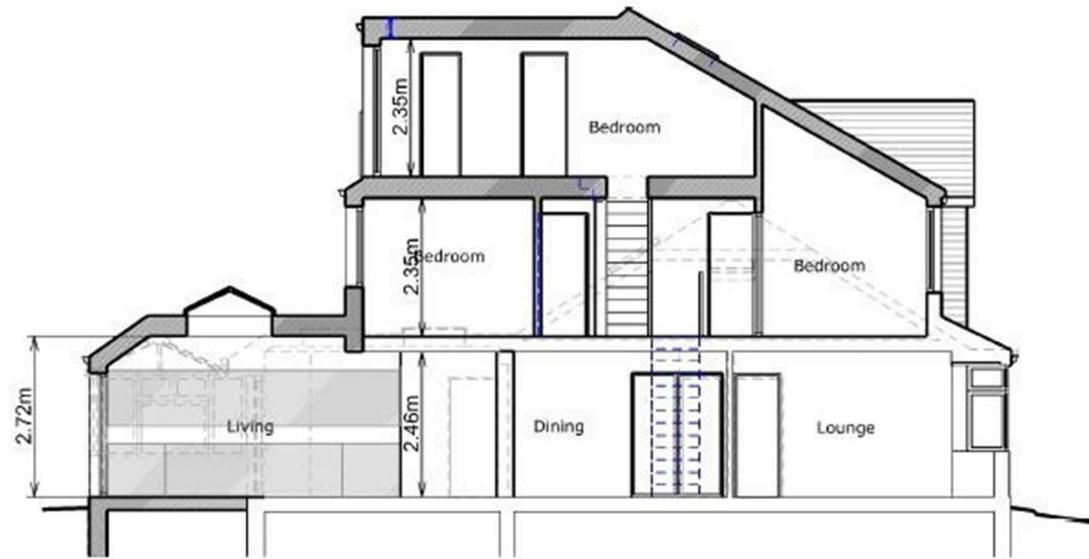




15 West Gardens, Epsom, KT17 1NQ

Price Guide £675,000



Section B - B

Proposed Plan

- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- KITCHEN WITH BREAKFAST AREA
- CONSERVATORY
- FAMILY BATHROOM
- GARAGE & OFF STREET PARKING
- FRONT & REAR GARDENS
- EXTENSIVE PLANNING PERMISSION!
- CLOSE TO AMENITIES
- 10 MINUTE WALK TO STATION

Description

This extended two-bedroom 1930s detached bungalow is located in a popular residential road in Ewell Village with a variety of shopping, leisure facilities and restaurants close by. Full planning permission has been granted to convert this bungalow to a five bedroom, three reception house.

A path leads up to the entrance porch which opens into a spacious hallway with storage. The dual aspect reception room with feature fireplace enjoys ample space for both relaxed seating and dining areas, two sky lights flood the room with natural light and sliding doors lead to the conservatory. The part brick-built conservatory is currently used as a spacious double study space, overlooks the garden and provides direct access into the garage. The kitchen features a range of wall and base units with integrated oven, a double sink and space for freestanding white goods as well as a table. It also has sky lights and door into conservatory.

The two bedrooms are both doubles with bay windows overlooking the front aspect, the principal features fitted wardrobes. Both are served by the family bathroom comprising double walk-in shower, w.c., wash hand basin and built in storage.

Outside the rear garden is mostly laid to lawn with imposing steps linking to the patio area. there is side access to the front of the property, a garden shed and a greenhouse. The attached garage benefits from electricity and door into garden with driveway to the front.



Situation

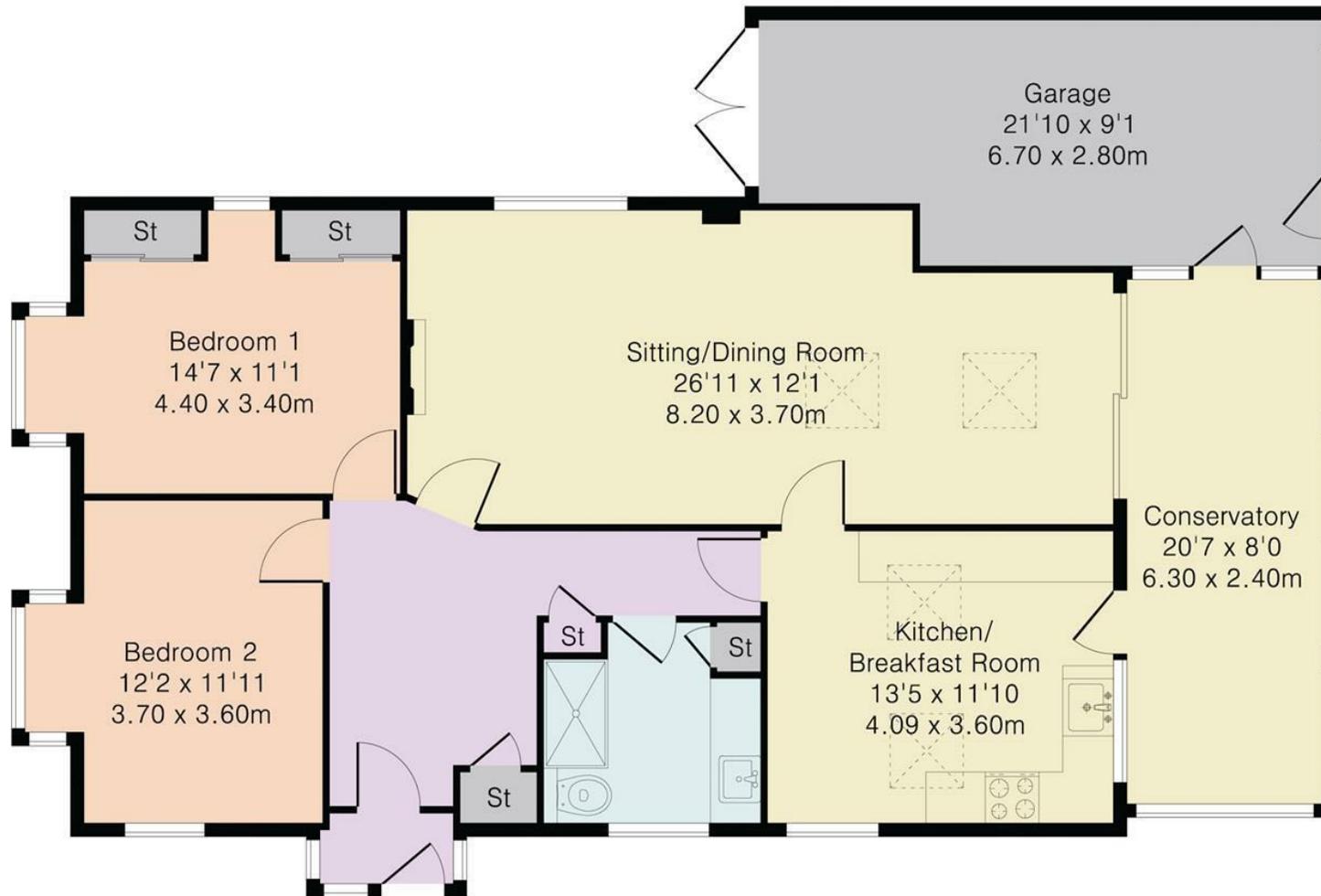
The location of property is ideally situated for Glyn School, Ewell Grove Primary and Nursery School and Ewell Castle School. Other schools can be found in Epsom include Rosebery School for Girls and Epsom College.

Ewell Village has a variety of cafes, restaurants, boutiques and Bourne Hall Health Centre and Library with a museum, park, with a pond. Nonsuch Park and Gibraltar Recreation Ground are both a short distance away.

Ewell West and East Mainline Stations (Zone 6) provide links to London alongside bus routes and links to both the M25 and A3.

Tenure	Freehold
EPC	E
Council Tax Band	E

Approximate Gross Internal Area 1331 sq ft – 124 sq m



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