



**patrick
gardner**
RESIDENTIAL

55 Riverview Road, West Ewell, Epsom, Surrey, KT19 0JY

Guide Price £495,000



- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- WORKSHOP WITH SOLAR PANELS
- FITTED KITCHEN

- COVERED CAR PORT & DRIVEWAY
- PRETTY RESIDENTIAL ROAD
- CLOSE TO STATION & CHAIN FREE
- SCHOOLS & SHOPS NEARBY
- TWO WORK SHOPS

Description

This semi-detached bungalow is situated in a well-established residential road offering good transport links.

A pathway leads to the double glazed front porch opening into the hallway with rooms off. The lounge benefits from patio doors opening into the conservatory and features a log burning stove and built in media cabinet. The modern kitchen has plenty of wall and base cupboards with built in oven and hob and space for freestanding white goods. Side door leads to covered area and rear garden.

Both double bedrooms benefit from plenty of natural light from the attractive bay windows, the principal bedroom has built-in wardrobes and shelving and the second has ample space for freestanding furniture. Both are served by the family bathroom featuring bath with overhead shower.

Outside the pretty rear garden has a lawned area, established trees, shrubs and patios. There are useful workshops benefiting from light and power. In addition there is a greenhouse and garden shed. The front of the property has mature shrubs and a paved driveway leading to the covered car port and side storage area. The property also benefits from six solar panels supplying free electricity to the house.



Situation

Tolworth train station is approximately 0.8 miles away with Stoneleigh station approximately 1.4 miles, providing good links with London.

The property is situated within range of local Towns and Villages as well as much loved open spaces. Epsom town is just over 3 miles away, Kingston and Sutton are around 5 miles away all with a wide range of high streets shops and restaurants. Regular buses just 5 minutes walk away provide access to the local towns, and the A3 road connecting with the M25 is just 1.5 miles away at Tolworth.

The Hogsmill Nature Reserve is just 2 minutes from the property with tranquil riverside walks and an abundance of wildlife. Horton Country Park with Golf Club and Nonsuch Park are also close by. There are many opportunities for recreational pursuits and clubs such as David Lloyd, The River Club and Rainbow Centre nearby. Ewell village offers a relaxed community experience with bespoke shops and cafes. This home will suit a wide range of buyers.

Local schools are close by including Riverview Primary and Nursery, West Ewell Primary and Ewell High School to name a few.

Tenure

Freehold

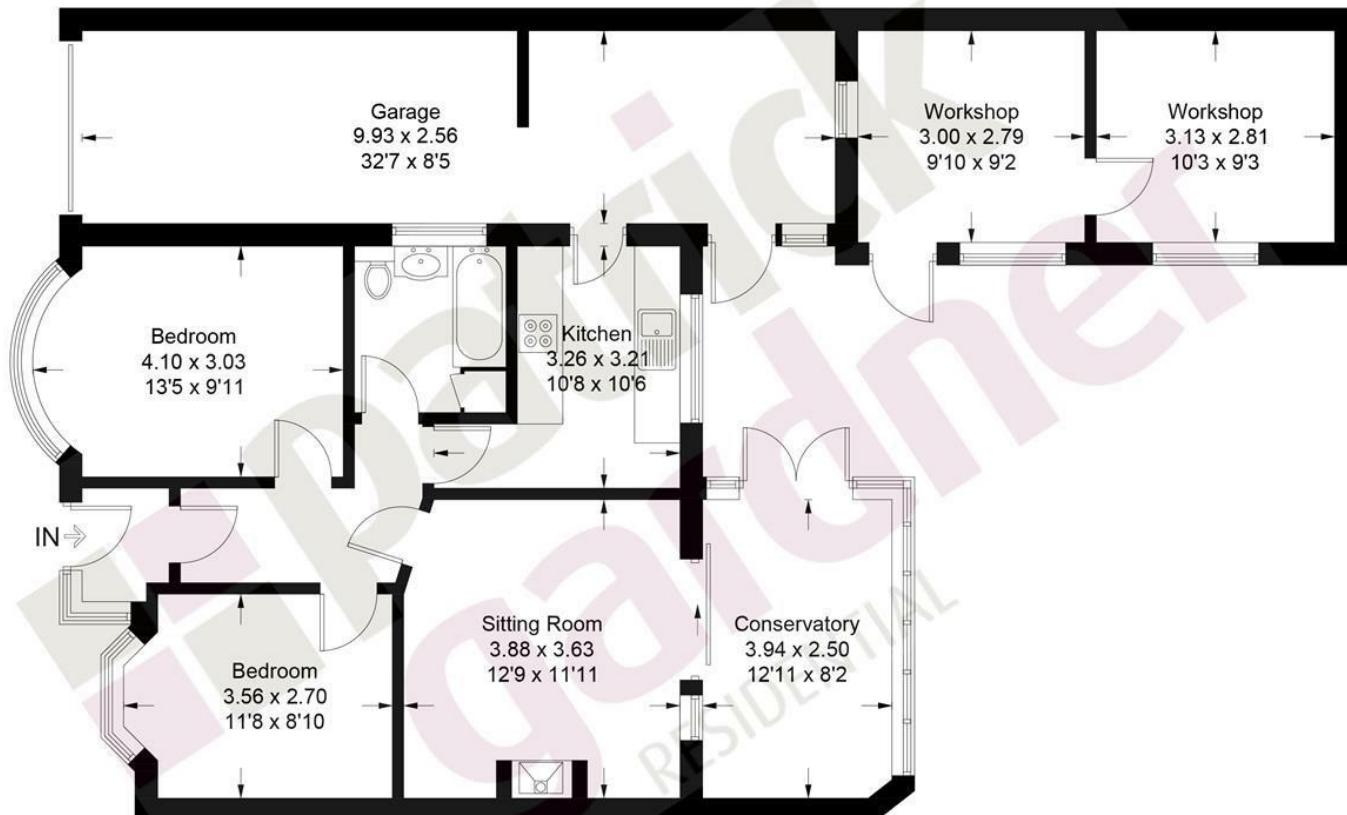
EPC

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Council Tax Band

D

Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft
Workshop = 17.8 sq m / 191 sq ft
Total = 113.8 sq m / 1224 sq ft
(Including Garage)



Ground Floor

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. (ID1236657)

66 Tudor House, Ashtead, Surrey, KT21 1AW
Tel: 01372 271880 Email: ashtead@patrickgardner.com
www.patrickgardner.com

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