



Ewell By Pass, Epsom, Surrey, KT17 2PX

Guide Price £700,000 Freehold

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- SEMI-DETACHED FAMILY HOME IN PRIVATE ROAD
- TWO/THREE RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- THREE/FOUR BEDROOMS
- CONTEMPORARY SHOWER ROOM
- FITTED KITCHEN
- SUN ROOM WITH DOORS TO GARDEN
- LANDSCAPED REAR GARDEN
- DETACHED GARAGE WITH VEHICULAR ACCESS
- DRIVEWAY PARKING FOR SEVERAL CARS

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The Property This three/four-bedroom semi-detached family home located in a Private road is within easy reach of well-regarded local schools, local shops and restaurants in both Stoneleigh Broadway and Ewell Village. Transport links including Stoneleigh Station, Ewell West and Ewell East stations provide easy access into Central London. Conveniently, our client has found a property they wish to purchase.

An enclosed porch leads into a generous hallway with reception rooms off. To the front of the property is a living room with high ceilings and feature fireplace adjacent to another reception room or alternatively bedroom four. To the rear of the property is a dining room with feature fireplace and with sliding doors giving access to a sun room. The kitchen, which is located adjacent to the dining room, features a range of fitted cupboards with work surfaces, sink, space for; oven, washing machine and fridge/freezer and leads through to the sun room with light dome above. A bathroom with wash hand basin, w.c, bath and storage cupboard completes the ground floor accommodation.

The first-floor landing provides loft access. The master bedroom enjoys views over the rear garden and benefits from a walk-in eves storage cupboard currently housing Megaflo tank. Two further bedrooms can be found on this level, one featuring an angular bay window. The contemporary family shower room comprises of a generous shower cubicle with rainwater shower head, wash hand basin with storage under and above. Here LED lighting, in-built speaker with smartphone connection and wall-set 'dancer's mirror' feature.

Outside, there is a detached outhouse offering home office potential and a larger than average, set back detached double garage with an electric up and over door and vehicular access. The garden, with side access, has been lovingly landscaped to include patio area, two well-established ponds and attractive planting to encourage wildlife. To the front of the property there is a driveway providing off-street parking for several cars.

Situation Ewell, Stoneleigh and Worcester Park Village centres are all close at hand offering a good range of shopping facilities between them. Epsom, Kingston and Sutton towns are a short drive away and offer more comprehensive shopping facilities including shopping centres, cinemas, theatres and a wider choice of cafes and restaurants.

This area is well regarded for its transport links with numerous buses close at hand providing services to the above towns and villages with links to the wider bus network. The nearby Stoneleigh and Ewell West train stations provide fast frequent services to London Waterloo.

The location is ideal for walking and cycling with easy access to the Hogsmill Nature Reserve a short distance away and Nonsuch Park within ½ mile distance (0.32 miles).

The area is ideal for families with Blenheim, West Ewell Primary, Glyn, St Clement's and Ewell Castle, to name but a few Schools, all close by.

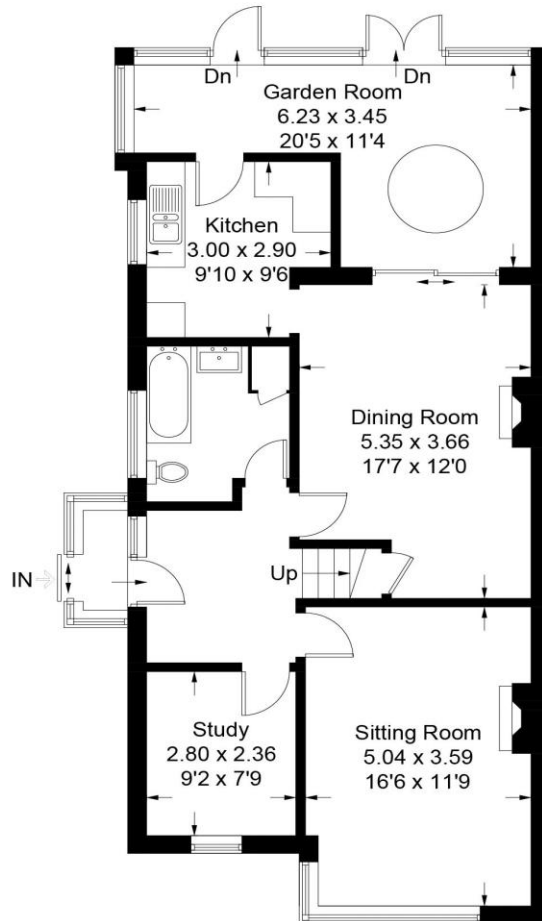




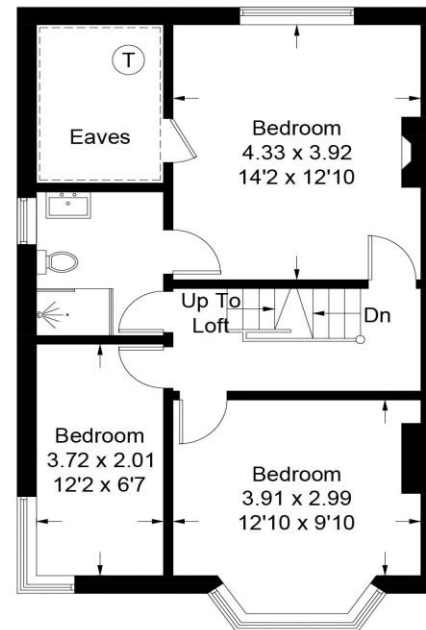
Approximate Gross Internal Area = 144.2 sq m / 1552 sq ft
 Garage & Outbuilding = 59.5 sq m / 640 sq ft
 Total = 203.7 sq m / 2192 sq ft
 (Including Eaves)



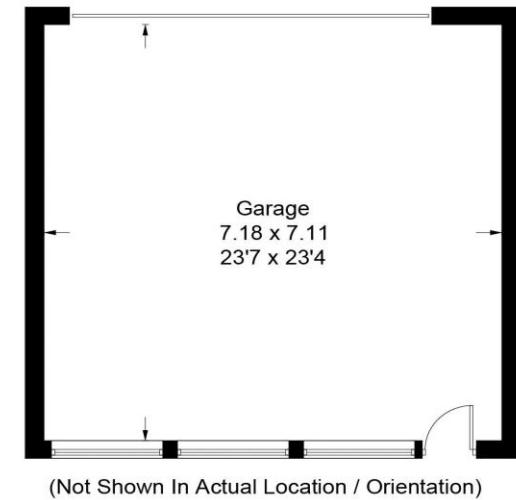
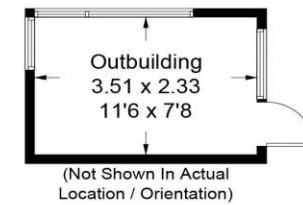
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID884766)
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