



## 9 Purberry Grove, Epsom, KT17 1LU

### Asking Price £1,300,000

Thomas & May is delighted to bring to the market this well presented recently refurbished four double bedroom detached family home on one of Ewell Villages most sought after cul-de-sacs. Located close to both Ewell West and Ewell East stations which offer excellent rail links to Waterloo, Victoria and London Bridge and a short walk to Ewell Village with all it's shops, restaurants and local amenities. The property offers over 2000 square feet of flexible family living space. Ground floor accommodation comprises open plan kitchen/dining room with walk-in pantry, two reception rooms, study, downstairs cloakroom with dog shower. The first floor offers a main bedroom suite with dressing room and en-suite shower, three further double bedrooms and a family bathroom. The property also benefits from a West facing garden with covered patio/games area, studio/workshop and off street parking for several cars.

### **Entrance**

Front door leading to entrance hall which has wood effect Karndean flooring with under floor heating, under stairs cupboard housing Home Entertainment Hub providing access to Sky TV and Virgin Media, Cat 6 cabling providing high speed internet access, control for CCTV and alarm, further storage cupboards, power points, smoke alarm, doors to:

### **Sitting Room 20'0 x 10'10" (6.10m x 3.30m)**

Front aspect double glazed window, wooden shutters, feature fireplace, power points, continuation of wood effect Karndean flooring with under floor heating, decorative coving.

### **Family Room 12'9" x 9'11" (3.89m x 3.02m)**

Front aspect double glazed window, wooden shutters, continuation of wood effect Karndean flooring with under floor heating, power points.

### **Kitchen/Dining Room 26'10" x 11'11" (8.19 x 3.64)**

Double glazed patio doors opening onto patio, rear aspect double glazed windows, continuation of wood effect Karndean flooring with underfloor heating, range of wall and base units with Quartz worktop, one and a half bowl sink with mixer tap and waste disposal unit, integrated Bosch double oven, integrated full size fridge, integrated dishwasher, larder cupboard, kitchen island with Quartz worktop and space for family dining, under-counter units, integrated Bora induction hob with built-in extractor, integrated under-counter freezer, power points, TV point, door to:

### **Pantry 8'10" x 7'3" (2.69m x 2.21m)**

Range of base units, wooden worktop, continuation of Karndean wood effect flooring, space for fridge/freezer, power points, downlights.

### **Study/Utility Room 17'5 x 7'9 (5.31m x 2.36m)**

Rear aspect double glazed door giving rear access, double glazed window, wooden door giving front access, tiled floor with underfloor heating, power points, downlights, cupboard housing boiler, MegaFlow hot water cylinder, water softener, space and plumbing for washing machine, space for tumble dryer, wooden worktop with inset sink and under-counter cupboards.

### **Cloakroom**

Three piece suite comprising low level wc with concealed cistern, wash basin with mixer tap, dog shower, extractor fan, tiled floor, part tiled walls.

### **Stairs**

Leading to first floor landing, hatch giving loft access via loft ladder, doors to:

### **Main Bedroom 13'10" x 10'5" (4.22m x 3.18m)**

Rear aspect double glazed window, radiator, power points, downlights, archway to Dressing Room, door to en-suite.

### **Dressing Room 8'7" x 7'10" (2.62m x 2.39m)**

Power points, downlights.

### **En-Suite Shower Room**

Rear aspect double glazed window, three piece suite comprising low level wc with concealed cistern, vanity unit with inset sink and mixer tap, walk-in shower with dual headed shower, chrome radiator, tiled floor with under floor heating, part tiled walls, extractor fan.

### **Bedroom 2 15'4" x 13'0 (4.67m x 3.96m)**

Front aspect double glazed window, radiator, power points.

### **Bedroom 3 13'10" x 13'1" (4.22m x 3.99m)**

Rear aspect double glazed window, radiator, power points, downlights.

### **Bedroom 4 13'0 x 10'5" (3.96m x 3.18m)**

Front aspect double glazed window, built-in wardrobe, radiator, power points.

### **Bathroom**

Side aspect double glazed frosted window, four piece suite comprising low level wc with concealed cistern, vanity unit with inset sink and mixer tap, free-standing bath with chrome mixer tap, dual headed shower with shower screen, tiled floor with underfloor heating, part tiled walls, chrome radiator, extractor fan, downlights.

### **Outside**

#### **Front**

Gravel drive providing off-street parking for several cars, lawn, power point with 7Kw supply ready for electric car charging point, power point, hot and cold outside tap, outside lights, gate giving rear access, door giving access to utility room.

#### **Rear Garden**

Large patio with porcelain tiles, fence enclosed rear garden with artificial grass lawn and mature shrub borders, outside lights, outside taps, outside power points.

### **Covered Patio 22'6 x 21'4 (6.86m x 6.50m)**

Covered patio has outside lights and polished concrete floor leading to:

### **Studio/Workshop 12'6 x 11'0 (3.81m x 3.35m)**

With kitchen units, worktop, power points, storage cupboards, fan heater, wood effect flooring.

### **Council Tax Band G**



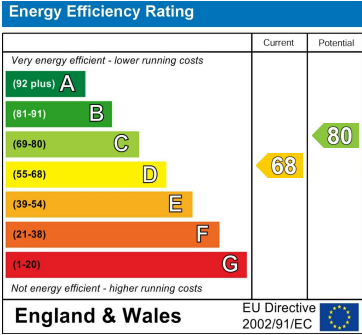
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.