



Swallow Place, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,250,000 Freehold

- No chain
- Five spacious double bedrooms
- Great position within a small cul de sac
- 25ft lounge/family room
- Spacious 22ft kitchen/dining room
- Two family bathrooms and ensuite
- Impressive 41ft x 37ft walled garden
- Detached garage with additional loft eaves
- Catchment of Ofsted outstanding schools
- Short walk of Zone 6 Station (0.2 of a mile)



****NO CHAIN**** Welcome to Swallow Place, Epsom - a truly remarkable property that exudes charm and elegance. This stunning detached family home boasts five bedrooms, three bathrooms, and two reception rooms, offering a spacious and comfortable living experience.

As you step into this delightful abode, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The 22ft kitchen/dining room is a culinary enthusiast's dream, complete with a central island for all your cooking adventures. The 25ft lounge/family room is a perfect space for relaxation, with bi-fold doors that open to the rear patio and garden, seamlessly blending indoor and outdoor living. The entire ground floor has the added benefit of underfloor heating throughout and is completed by a useful utility and downstairs cloakroom.

The first floor is home to three double bedrooms, a study, and the luxurious master bedroom with its own ensuite shower room. On the newly extended second floor there are two well proportioned bedrooms with plenty of eaves storage and serviced by a further family bathroom. The layout of this property is designed to maximize space and light, creating a bright and airy atmosphere throughout.

Outside, the property features a larger than average detached garage with additional loft eaves storage, offering endless possibilities for expansion (subject to planning permission). The 41ft x 37ft walled garden has been beautifully landscaped, providing a tranquil retreat for outdoor gatherings or simply enjoying the fresh air.

Located in a highly sought-after cul de sac development, this home offers a peaceful sanctuary away from the hustle and bustle of city life. With a floor space of 2165 Sq Ft, this property is perfect for families looking for a spacious and well-designed home. Additionally this wonderful property also falls in the catchment area of Ewell Grove Primary School and Glyn Secondary School which are both Outstanding.

Don't miss the opportunity to make this house your own and experience the epitome of modern living. Contact us today to arrange a viewing and step into your dream home at Swallow Place.

The property offers easy access to Ewell East railway station which is just a 5 minute walk away and Ewell West railway station, a 15 minute walk; both within Zone 6 with London Bridge, Waterloo and Victoria only 40 minutes away. The historic Nonsuch Park, Priest Hill nature reserve and Epsom

Downs with its world famous racecourse are all close by.

Nearby, the highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park). The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, doctor surgery and dental practice. It regularly holds gatherings such as fayres and exhibitions.

Tenure - Freehold
Council tax band - G





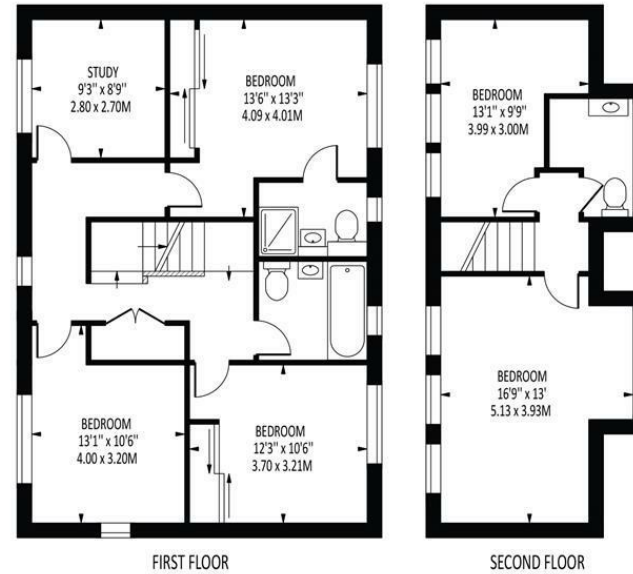
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Swallow Place

Total Area: 2165 SQ FT • 201.14 SQ M
(Including Garage)
Garage Area : 264 SQ FT • 24.50 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 inspection, 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.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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