



Queensmead Avenue, Epsom

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Detached family home
- Scope for extending (STPP)
- Four bedrooms
- Spacious reception areas and study
- Modern kitchen/breakfast room
- Four piece bathroom and shower room
- Garage
- Parking for several cars
- Spectacular South/Westerly garden
- Moments from station & Nonsuch Park



The Personal Agent are proud to present to the market this beautiful four bedroom family home situated in a highly sought after road in East Ewell. The property is within close proximity of the historic Nonsuch Park and offers truly flexible and spacious accommodation that has been cleverly extended whilst still providing significant scope to extend further if desired, subject to the usual planning consents.

It has been designed to provide the perfect layout for modern family living with spacious reception areas that complement each other making an ideal home that is perfect for entertaining, social occasions and most importantly, day to day family life.

The location is fantastic with easy access to the country park with its bridle paths, green protected open space and easy access to David Lloyd leisure centre and is within the catchment area for several 'outstanding' Ofsted rated schools, as well as Ewell East railway station with fast links to London that are just a few hundred metres away.

The downstairs benefits from an inviting hallway leading into an extended lounge with double doors to the impressive garden. A modern and stylish

kitchen / breakfast room has a range of contemporary units and there is an office space which could be utilised for a multitude of other purposes.

To the front of the property is a separate formal living room which features a charming bay window allowing plenty of natural sunlight.

As soon as you step into the welcoming reception hall the wonderful feel of this house is immediately evident, with features including wooden flooring throughout the ground floor, allowing the accommodation to flow perfectly.

The downstairs comprises a modern kitchen/breakfast room with door onto the patio, bay fronted dining room, to the centre of the house are two reception rooms, one with feature fireplace that makes it the real hub of the home and the other providing double doors leading onto the patio which is a fantastic space for entertaining guests.

The ground floor is completed by a study, a downstairs family bathroom with separate shower, a 21 ft garage a driveway with lots of parking too, not forgetting the scope to extend further to the side and rear, in line with neighbouring homes (STPP). On the first floor there are four

well-proportioned bedrooms and a contemporary shower room.

The South/West facing garden is another stand out feature and is a great size, is beautifully manicured and has lots of privacy.

The highly desirable nearby 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) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

Popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course both Ewell East and Cheam stations (zone 6) which offer easy access to London with Waterloo and Victoria & London Bridge taking approximately 40 minutes.

Tenure - Freehold
Council tax band - F



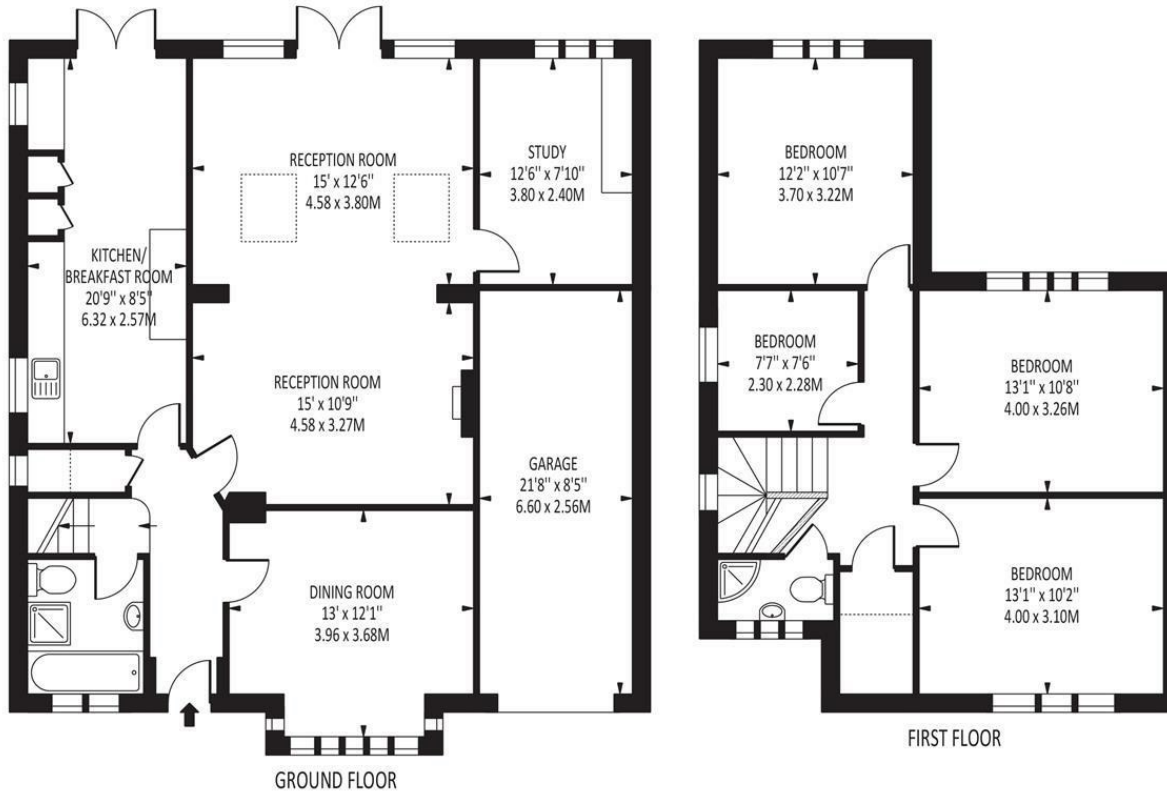


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Total Area: 1749 SQ FT • 162.51 SQ M
 (Including Garage & Restricted Height Area)
 Garage Area: 182 SQ FT • 16.90 SQ M
 Restricted Height Area: 17 SQ FT • 1.56 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.
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