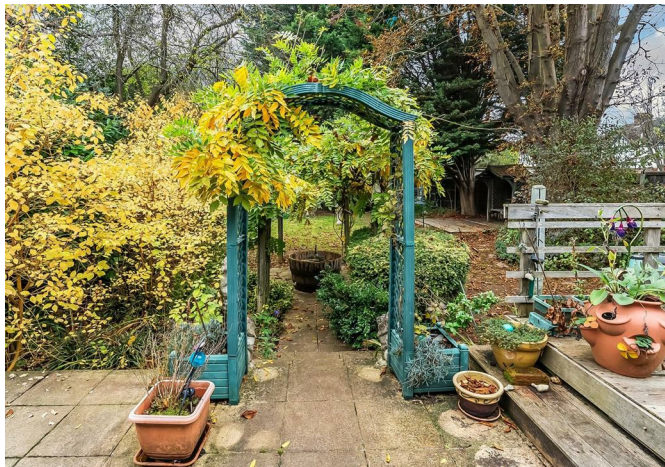




17 Stoneleigh Park Road, Epsom, Surrey, KT19 0QR

Price Guide £735,000



- DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS
- LANDSCAPED FAMILY GARDEN
- CLOSE TO STATION & SHOPS
- 3/4 RECEPTION ROOMS
- GROUND FLOOR TOILET
- SPACIOUS BATHROOM WITH BATH & SHOWER
- CARRIAGE DRIVEWAY
- IDEALLY LOCATED FOR LOCAL SCHOOLS

Description

This flexible extended detached family home, complete with solar panels, is being offered to the market for the first time since the late 90's.

From an enclosed porch the front door opens to a hallway, with ample built in cupboards, and leads to three of the reception spaces. Being this property has been lived and worked in by it's practitioner owners one of these rooms is unusually small but boasts a vaulted ceiling and currently houses a reception desk, it could make a great bar area. There is a further front reception room with a bay window, a reception to the rear with patio doors to the garden and a third vaulted reception room along the hallway. The bright kitchen also boasts a vaulted ceiling and an array of windows with doors to the garden. There is a wide range of units housing a gas hob with extractor over and an oven with space for a dishwasher, washing machine, tumble dryer, fridge freezer and a breakfast table. A ground floor toilet completes this floor.

Off the first floor landing are two double bedrooms and a single, each bright thanks to bay windows. These rooms are served by a spacious family bathroom with a white suite, a freestanding shower and loft access.

Outside. To the front is a carriage driveway for several cars and a side gate to the rear garden. To the rear the garden has been landscaped with ample space to make the most of the sun at varied times of day and features a pergola and a shed, complemented by mature planting, paths and lawn areas.

Situation

Situated near Ewell village, Stoneleigh and Worcester Park centres are all close at hand offering welcome shopping facilities between them. Epsom, Kingston, Wimbledon and Sutton towns are a short drive away offering more comprehensive shopping facilities including centres, cinemas, theatres and a wider choice of cafes and restaurants.

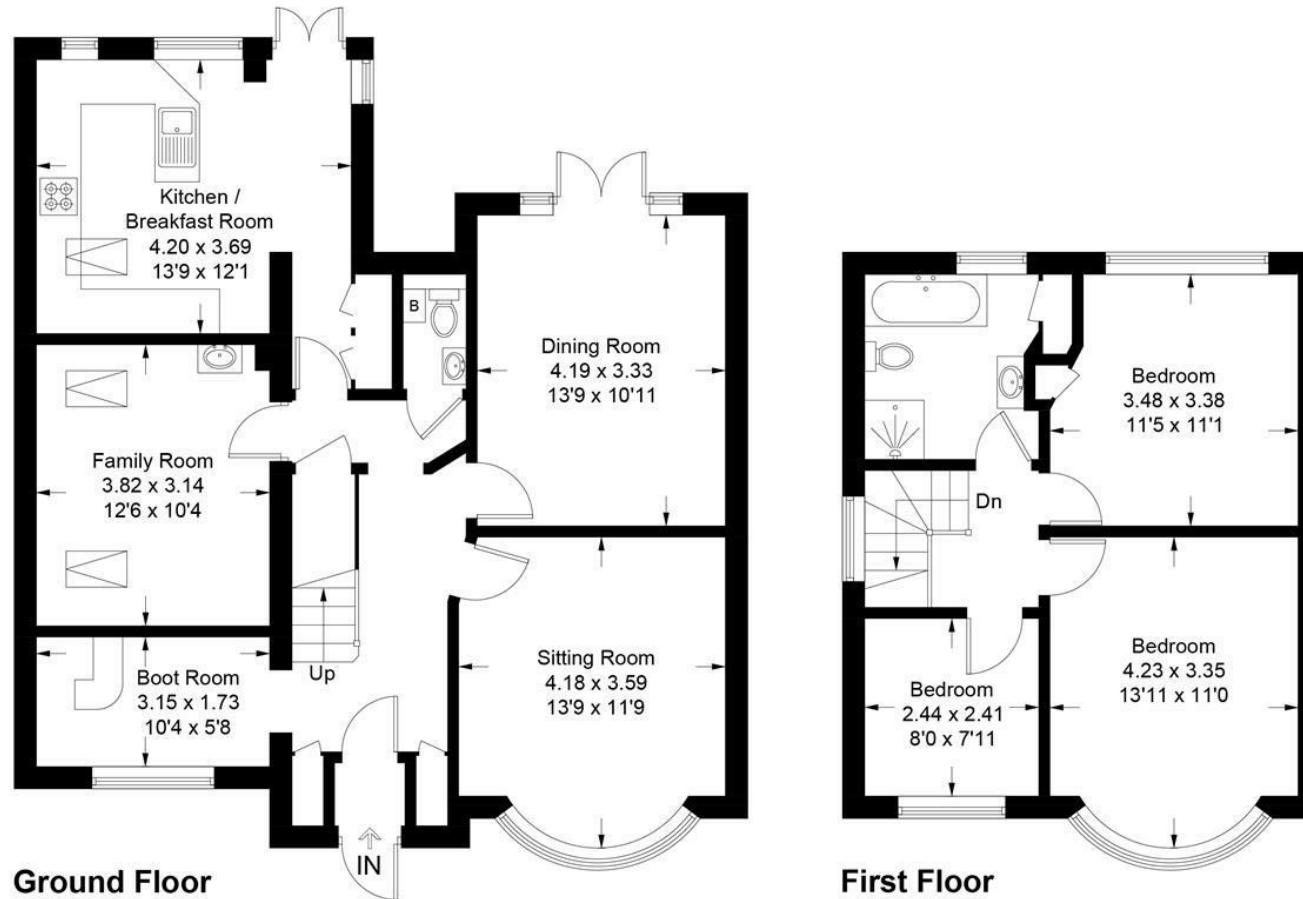
This area is well regarded for its transport links with numerous buses close at hand providing services to the above towns and villages with links to the wider bus network. Stoneleigh and Ewell West train stations are close at hand and provide frequent services to London Waterloo . The location is ideal for walking and cycling with easy access to the Hogsmill Nature Reserve a short distance away and Nonsuch Park within 1.25 mile distance.

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.

Tenure	Freehold
EPC	C
Council Tax Band	E



Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft



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. (ID1144800)
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66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

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