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RICS

The Property Ombudsman

CHRISTIES

optica  
 optimedia.co.uk

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA 1399 SQ.FT (130 SQ.M)

BOLEYN AVENUE, KT17



CHRISTIES



# BOLEYN AVENUE, EPSOM KT17 2QH

## OFFERS IN EXCESS OF £875,000

WELCOME TO BOLEYN AVENUE, EPSOM - A STUNNING NEW BUILD PROPERTY THAT OFFERS THE PERFECT BLEND OF MODERN LIVING AND CONVENIENCE. THIS BEAUTIFUL HOUSE BOASTS TWO RECEPTION ROOMS, IDEAL FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH YOUR LOVED ONES. WITH THREE SPACIOUS DOUBLE BEDROOMS, INCLUDING A LUXURIOUS EN SUITE BATHROOM, THERE IS PLENTY OF ROOM FOR THE WHOLE FAMILY TO ENJOY.

SITUATED IN A SOUGHT-AFTER LOCATION, THIS CHAIN-FREE PROPERTY IS WITHIN WALKING DISTANCE OF EWELL EAST MAINLINE STATION, MAKING ANY DAILY COMMUTE A BREEZE. WHETHER YOU ARE LOOKING FOR A PEACEFUL RETREAT OR A VIBRANT COMMUNITY TO BE A PART OF, THIS HOUSE OFFERS THE BEST OF BOTH WORLDS.

DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS NEW BUILD PROPERTY YOUR DREAM HOME. CONTACT US TODAY ON 0208 770 1625 TO ARRANGE A VIEWING AND TAKE THE FIRST STEP TOWARDS OWNING A PIECE OF EPSOM'S FINEST REAL ESTATE.

- CHAIN FREE
- STYLISH NEW BUILD
- OPEN-PLAN KITCHEN BREAKFAST ROOM WITH GARDEN ACCESS
- VERSATILE RECEPTION SPACE, UTILITY & CLOAKROOM
- WALKING DISTANCE TO EWELL EAST STATION
- CLOSE TO SCHOOLS
- COUNCIL TAX BAND: F
- EPC RATING: C

