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RICS

The Property Ombudsman

CHRISTIES

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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

GUIDE PRICE £875,000

LOCATED IN THE CHARMING AREA OF BOLEYN AVENUE, EPSOM, THIS STUNNING NEW BUILD DETACHED HOUSE OFFERS A PERFECT BLEND OF MODERN LIVING AND COMFORT. WITH A TASTEFUL DESIGN AND HIGH SPECIFICATIONS THROUGHOUT, THIS PROPERTY IS TRULY TURN-KEY READY, MAKING IT AN IDEAL CHOICE FOR FAMILIES AND PROFESSIONALS ALIKE.

THE HOUSE BOASTS TWO GENEROUS RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING. THE THREE SPACIOUS DOUBLE BEDROOMS ARE DESIGNED WITH COMFORT IN MIND, WITH THE MASTER BEDROOM FEATURING A LUXURIOUS EN-SUITE BATHROOM. ADDITIONALLY, THERE IS A WELL-APPOINTED FAMILY BATHROOM, ENSURING THAT ALL YOUR NEEDS ARE MET.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE PARKING SPACE AVAILABLE FOR UP TO THREE VEHICLES, A RARE FIND IN SUCH A DESIRABLE LOCATION. THE VIBRANT COMMUNITY SURROUNDING BOLEYN AVENUE IS COMPLEMENTED BY ITS PEACEFUL ATMOSPHERE, MAKING IT A WONDERFUL PLACE TO CALL HOME.

FAMILIES WILL APPRECIATE THE PROXIMITY TO EXCELLENT SCHOOLS, ENSURING THAT EDUCATION IS EASILY ACCESSIBLE. FOR THOSE COMMUTING TO LONDON, THE NEARBY TRAIN LINES OFFER A QUICK AND CONVENIENT JOURNEY, WHILE LOCAL AMENITIES ARE JUST A SHORT WALK AWAY, PROVIDING EVERYTHING YOU NEED FOR DAY-TO-DAY LIVING.

THIS BEAUTIFUL NEW BUILD IS CHAIN-FREE, ALLOWING FOR A SMOOTH AND HASSLE-FREE PURCHASE. IF YOU ARE SEEKING A MODERN, SPACIOUS HOME IN A FRIENDLY COMMUNITY, THIS PROPERTY ON BOLEYN AVENUE IS NOT TO BE MISSED. CALL CHRISTIES TODAY ON 0208 770 1625.

- 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

