



CHRISTIES



BOLEYN AVENUE, KT17
TOTAL APPROX FLOOR PLAN AREA 1986 SQ.FT (184 SQ.M)

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.

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RICS

The Property
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BOLEYN AVENUE, EPSOM KT17 2QH

OFFERS IN EXCESS OF £975,000

LOCATED ON THE SOUGHT-AFTER NONSUCH ESTATE AND OFFERING A STYLISH 'TURN-KEY' FINISH THEN, THIS BEAUTIFULLY REFURBISHED FAMILY HOME OFFERS AN ATTRACTIVE BLEND OF MODERN LIVING AND CONVENIENCE.

BOASTING SPACIOUS PROPORTIONS, THE ACCOMMODATION COMPRISES VERSATILE RECEPTIONS AND FIVE DOUBLE BEDROOMS, PROVIDING AMPLE SPACE FOR A GROWING FAMILY OR FOR THOSE WHO LOVE TO HOST GUESTS. THREE ACCOMPANYING BATHROOMS ALSO ENSURE A STRESS AND WAIT-FREE START TO YOUR DAY.

SITUATED CLOSE TO EWELL EAST MAINLINE TRAIN STATION, COMMUTING IS A BREEZE, MAKING THIS HOME AN IDEAL CHOICE FOR BUSY PROFESSIONALS OR THOSE WHO LOVE TO EXPLORE THE CITY. THE CONVENIENCE OF HAVING FANTASTIC LOCAL SCHOOLS NEARBY IS PERFECT FOR FAMILIES WITH CHILDREN, ENSURING THAT EDUCATION IS ALWAYS WITHIN REACH.

DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS BEAUTIFUL PROPERTY YOUR OWN. CONTACT US TODAY ON 0208 770 1625 TO RESERVE YOUR VIEWING APPOINTMENT.

- NEWLY REFURBISHED CHARACTER PROPERTY
- CHAIN FREE
- 'TURN KEY' FINISH FAMILY HOME
- FIVE DOUBLE BEDROOMS & THREE BATHROOMS
- WALKING DISTANCE TO EWELL EAST STATION
- CLOSE TO SCHOOLS
- COUNCIL TAX BAND: F
- EPC RATING: C

