

Mark Anthony

Estate Agents



46 The Kingsway, Ewell Village, Epsom, KT17 1NA
£775,000

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Mark Anthony Estate Agents are pleased to be sole agents of this unexpectedly re available property with parking for two or three vehicles on the gravel drive.

The porch is an ideal storage space for children's buggies, mobility scooters, etc upon entry there is a family bathroom with three piece white bathroom suite.

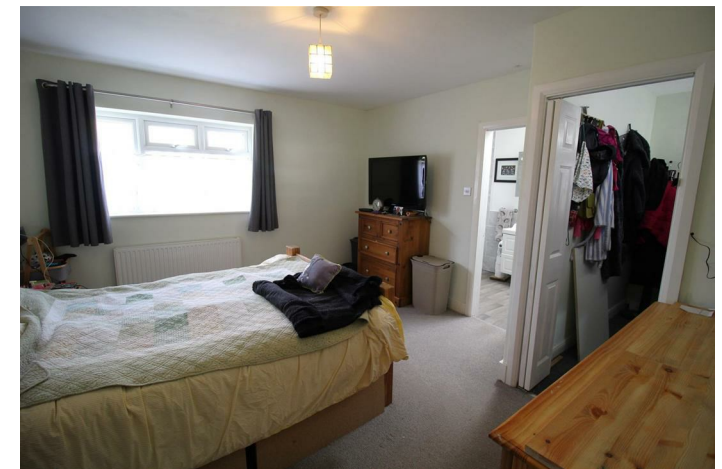
The property has three double bedrooms, the largest of which has en suite shower room and walk in wardrobe. There also the possibility of a fourth bedroom/study/nursery or laundry room as a room is currently being used for storage.

The modern kitchen has a breakfast bar with adjoining outside space with the potential to enlarge further into larger kitchen/dining room (STPP).

The property has a large lounge 16'1" x 14'8" leading into a sunroom which is currently is being used as a dining area opening up to a decking area. Overlooking the sun catching garden with potting shed and bases for future greenhouse etc. Whilst the back garden needs updating it has the potential to be designed into a beautiful large lawn etc.

Several properties in The Kingsway and surrounding roads were originally bungalows and they are now a selection of unique and individual houses. Bearing this in mind with over 1500 sq ft you could build design a

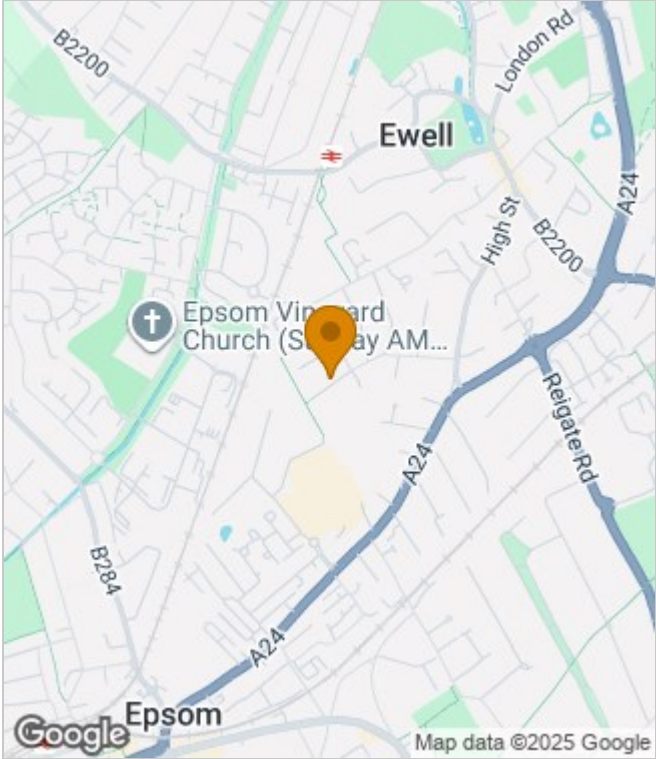
- This Deceptively spacious detached bungalow with off road parking and a sun catching 75 ft westerly aspect garden
- Three double bedrooms with a further room currently being used as a storage area by currently owner measuring 4.20m x 2.47m has the potential for a fourth bedroom, a nursery or an office
- With the larger bedroom having an en suite shower and walk in wardrobe
- The front family bathroom is currently configured with white suite with potential to be a wet room or large shower room.
- Modern fitted kitchen with breakfast bar with land adjoining to possibly enlarge sideways (sttp)
- EPC rating C



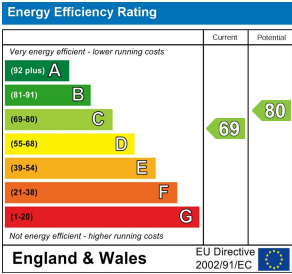
Floor Plans



Area Map



Energy Performance Graph



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