

# Butler's

thoughtful estate agency



Westways  
Epsom, KT19 0PQ  
Offers over £700,000



## Westways

Epsom, KT19 0PQ

If you are looking for a house with real soul, somewhere where you and your family can be truly happy, then this extended 3 bedroom semi-detached home could be the one for you.

It really is a light and airy property that has been historically well cared for, yet has the opportunity for you to make your own mark on it, with the potential to further extended if preferential. Having already had an extension to the side, this adds a separate utility, dining & cloakrooms from the original layout, so offers that little bit more space, far more convenient for a modern way of living.

Location-wise it couldn't get any better. Quiet and peaceful, yet within a highly convenient position, you have excellent schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, especially relevant during these warmer months.

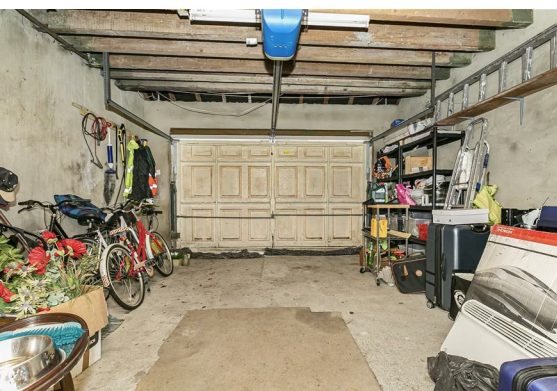
Inside the house, the through lounge is a fabulous space for you to relax and entertain in, perfect for you to snuggle down on a comfy chair with a good book or even spend some time catching up on some quality TV.

The real heart of the home is the kitchen, with good degree of workspace to really cook up a storm - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones in the adjacent dining area, looking forward to the day ahead.

The bedrooms sizes truly impress and will be a pleasure to relax in, so much so we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly peaceful surroundings. All the rooms are also served by the family bathroom.

There's more! How about a wonderful, mature rear garden that will be great for every age range, with a driveway to the front, providing additional parking alongside the garage. With all these benefits and having no onward chain, we think that the new owners will be very lucky indeed!





## GROUND FLOOR

Hallway

Living/Dining Room  
28'11" x 11'10" (8.81m x 3.61m)

Kitchen  
9'3" x 7'9" (2.82m x 2.36m)

Family/Dining Room  
14'1" x 9'9" (4.29m x 2.97m)

Utility Room  
9'9" x 6'7" (2.97m x 2.01m)

Cloakroom

## FIRST FLOOR

Landing

Bedroom  
14'10" x 11' maximum (4.52m x 3.35m maximum)

Bedroom  
12'10" x 11' (3.91m x 3.35m)

Bedroom  
11'3" x 8'8" (3.43m x 2.64m)

Bathroom

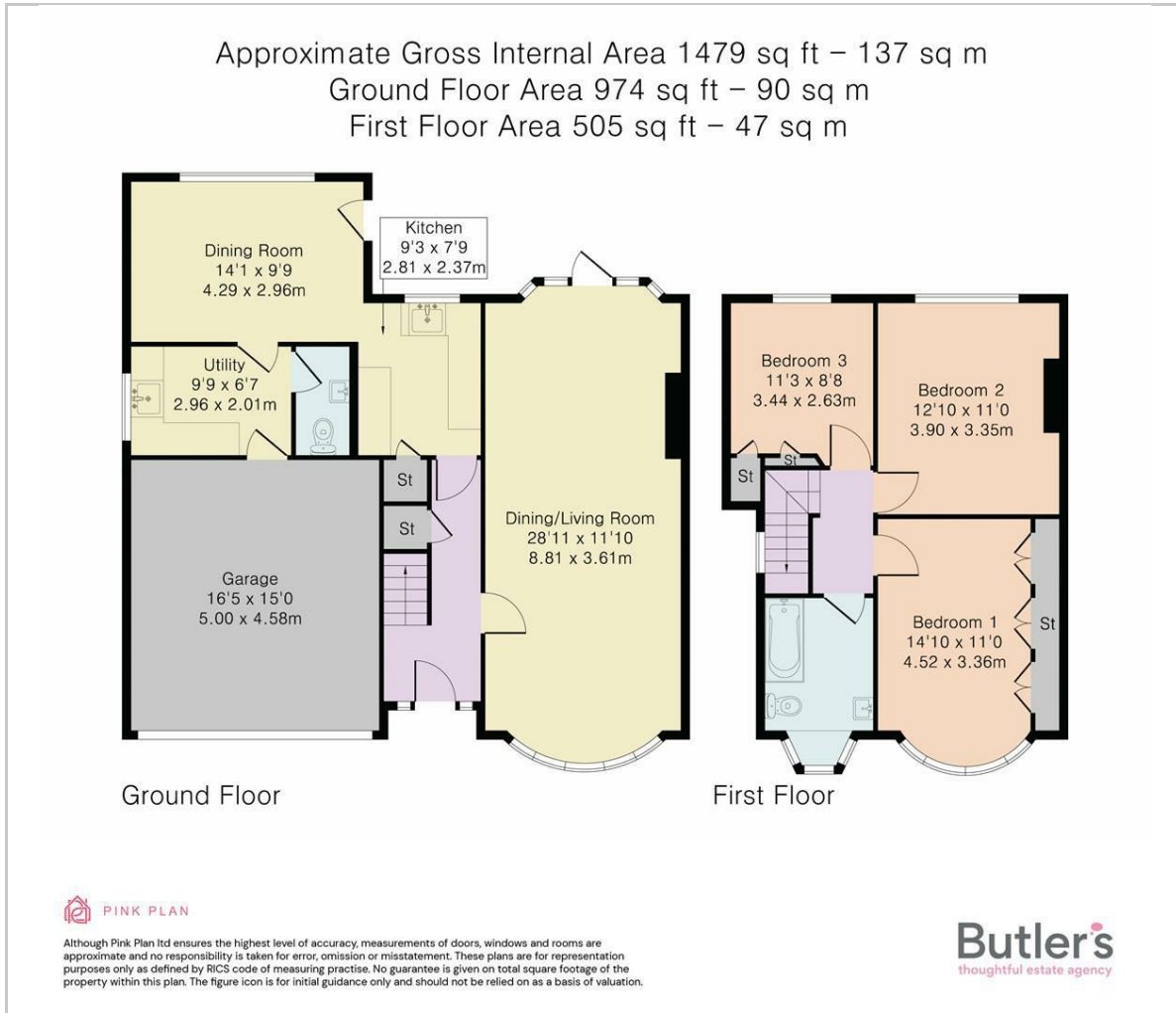
## OUTSIDE

Garage  
16'5" x 15' (5.00m x 4.57m)

Driveway

Rear Garden

## Floor Plan

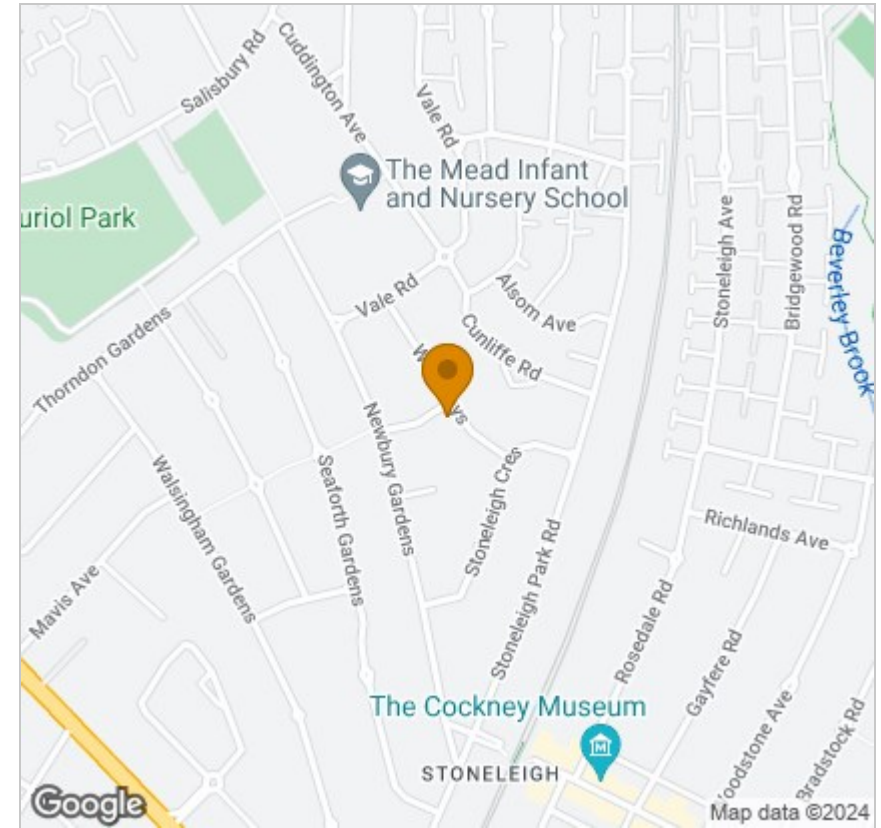


## Viewing

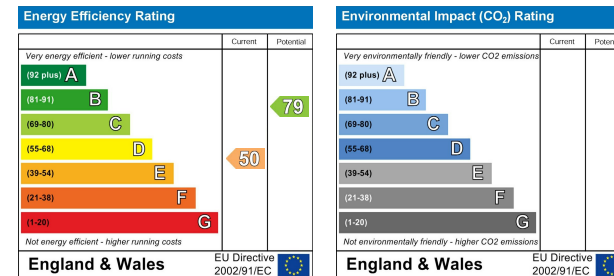
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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