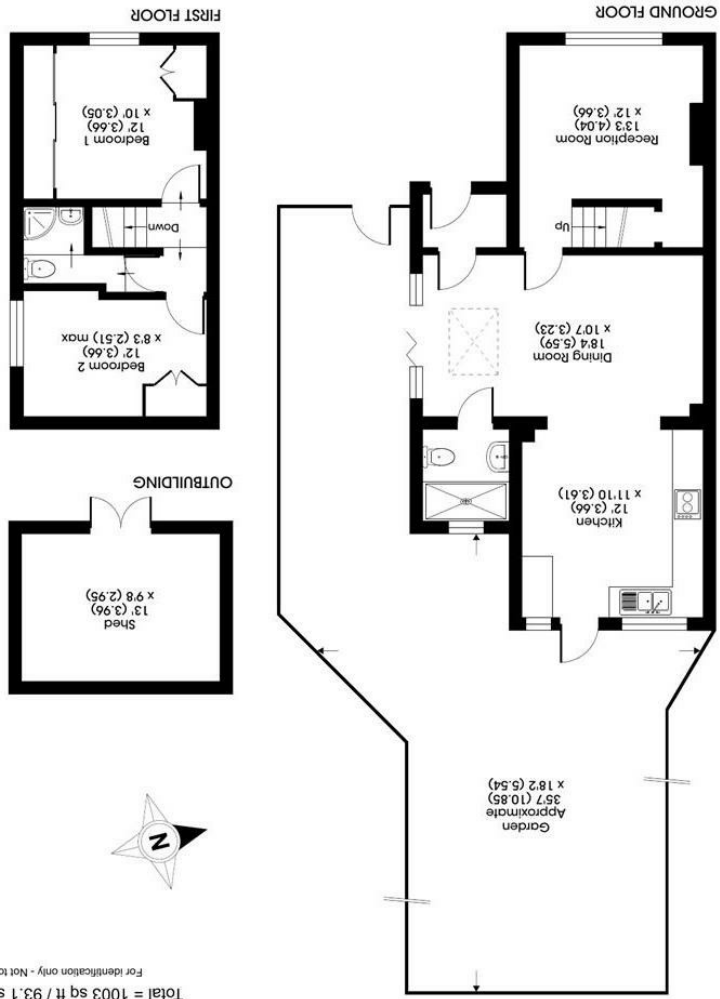


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

| England & Wales                                |    |
|--|----|
| Energy Efficiency Rating                       | 81 |
| Environmental Impact (CO <sub>2</sub> ) Rating | 81 |

Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards (PS22 Residential) © ndkcom 2023.  
 Produced for Gibson Lane, REF: 1013134



Approximate Area = 877 sq ft / 81.4 sq m  
 Outbuilding = 126 sq ft / 11.7 sq m  
 Total = 1003 sq ft / 93.1 sq m  
 For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





Arose Villas, Plough Road  
 Epsom KT19 9RN



### Guide Price £535,000

- Period Cottage
- Off Street Parking for Two Cars
- Side Extended
- Stunning Kitchen/Diner
- Quiet Cul-De-Sac
- Great Local Schools
- Private Garden
- Two Double Bedrooms
- EPC Rating D
- Council Tax Band D

\* Tenure: Freehold

\* Local Authority: Epsom & Ewell

### Description

This stunning period cottage full of highly appealing features is situated in a quiet cul-de-sac location within walking distance of Ewell West railway station and Ewell Village centre.

The property offers a fantastic open plan kitchen/dining room and a side extension which provides direct access to the wrap around courtyard garden, which includes a large shed, via large bi-folding doors and also includes a spacious wet room. The kitchen/diner and wet room benefit from under floor heating. To the front of the house is a cosy lounge with a log burner and bay window which oozes charm.

Upstairs are two double bedrooms and shower room.

The wrap around garden enjoys a great degree of privacy and benefits from side access and off street parking to the front for two cars.

Early viewing of this highly desirable home is strongly recommended.

### Situation

Ewell Village, a short walk away, has a variety of shops and cafes, restaurants and pubs and has easy access to both Ewell West and Ewell East train stations offering excellent service to London. There is a wide choice of nursery, primary and secondary schools nearby. The local area also benefits from tennis courts, athletics and football facilities. With the addition of a number of popular parks and open spaces nearby with the likes of Ewell Court Park and Horton Park offering wonderful wildlife and walks, this property really does offer a fantastic place to live.

