



Egmont Mews, Ewell

The **PERSONAL** Agent



# Offers Over £625,000

## Freehold

- End Of Terraced Family Home
- Four Well Proportioned Bedrooms
- Bright Reception Room
- Modern kitchen And Bathrooms
- Private Gated Development
- Private And Landscaped Rear Garden



The Personal Agent are extremely delighted to present to you this stunning four bedroom family home situated in a private gated development on Egmont Mews, Epsom.

As you approach the front of the property you will immediately appreciate the beautiful front curb appeal this property has to offer with a lovely front garden and a quiet location. As you enter the property you will find a bigger than average reception room which is perfect for family entertainment & relaxation, a downstairs WC, a large kitchen with fitted in appliances and plenty of storage finally.

As you continue upstairs you will find four very well proportioned bedrooms with the master bedroom

coming with a three piece en-suite & a three piece family bathroom.

To the rear there is a private and well landscaped rear garden along with off street parking back to the front of the property.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the

immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

A wide selection of sought after schools are nearby, from primary age to senior, and Grammar schools in both Sutton and Kingston are also easily accessible.

Tenure - Freehold











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



