



Bradford Drive, Epsom

The **PERSONAL** Agent



# Price Guide £725,000

## Freehold

- Four Bedroom Semi-Detached House
- Driveway and Detached Garage
- Entrance Hallway
- Lounge With Bay Window
- Separate Dining Area
- Conservatory With Access to Garden
- Fully Fitted Kitchen
- Family Bathroom and Ensuite To Master
- Well Established Level Rear Garden
- No Onward Chain and Popular Location

A four bedroom semi detached family home with driveway, detached garage and well established level rear garden situated in the highly regarded area of Ewell Court and offered to the market with no onward chain.

This delightful home boasts a spacious layout perfect for a growing family with a bright and spacious living room, four bedrooms and two bathrooms spread across 1,500 sqft there is ample space for everyone to enjoy.

You enter the home via a covered front entrance with door to the hallway where you are greeted by a fully fitted kitchen with access to the garden and there is a separate lounge and dining room creating a warm and inviting atmosphere for entertaining guests or simply relaxing with loved ones and a conservatory that enjoy views over and direct access to rear garden.

The first floor is home to three well-appointed bedrooms, complemented by a spacious family bathroom, ensuring comfort



and convenience for all residents.

The loft conversion adds a unique touch to the property, offering privacy away from the rest of the home and is serviced by an ensuite shower room.

Outside, the park-like level rear garden is a true gem, featuring a paved patio - perfect for enjoying the outdoors in style and a practical storage shed.

Not to be overlooked is the paved driveway with secure gated access leading to a detached garage/workshop providing both security and convenience and the perfect space for a DIY enthusiast.

This property truly offers a blend of modern living with outdoor tranquillity, making it a must-see for those seeking a harmonious lifestyle.

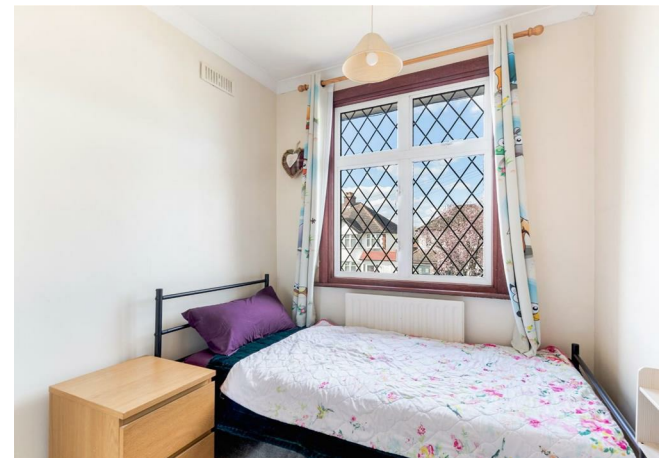
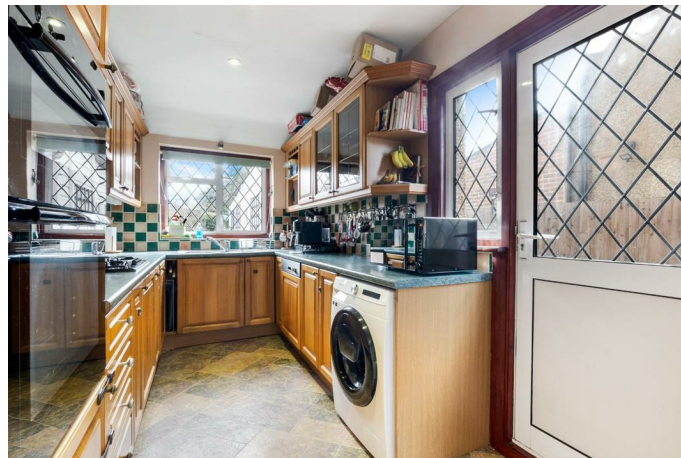
The property is situated within close proximity to Ewell Village,

Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Tenure - Freehold  
Council tax band - F







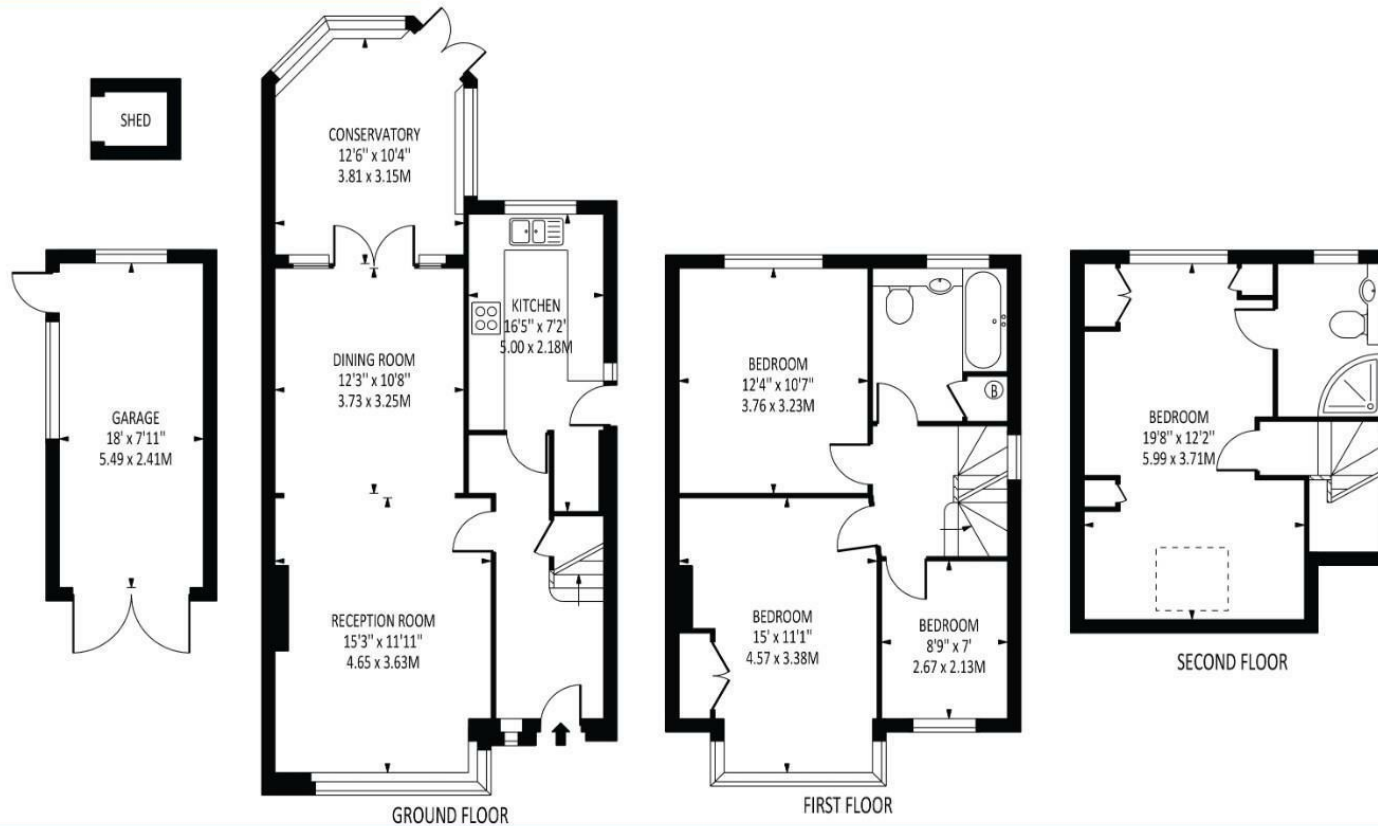


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## Bradford Drive




Total Area: 1566 SQ FT • 145.49 SQ M  
(Including Garage & Excluding Shed)  
Garage Area : 142 SQ FT • 13.23 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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 

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**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.



