



Elm Way, Epsom KT19 0HB

welcome to

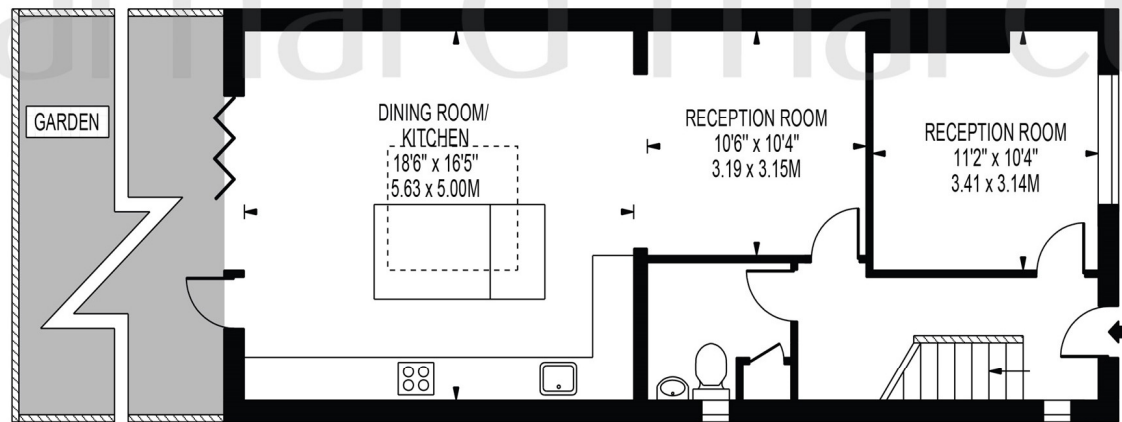
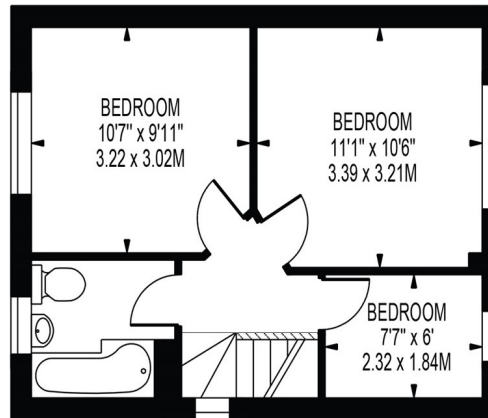
Elm Way, Epsom

Barnard Marcus are pleased to welcome to the market this stunning three bedroom family home set on a highly popular road in the heart of Ewell Court just a stone's throw from The Hogsmill River in close proximity to outstanding schools and transport links.



ELM WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1029 SQ FT - 95.63 SQ M



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 OR 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.

Barnard Marcus are pleased to welcome to the market this stunning three bedroom family home set on a highly popular road in the heart of Ewell Court just a stone's throw from The Hogsmill River in close proximity to outstanding schools and transport links.

This recently extended three bedroom semi-detached home offers flexible accommodation that provides the perfect layout for modern living. The property itself comprises of an entrance hall with access to the downstairs toilet and a utility cupboard, front aspect reception room, a stunning, newly extended, kitchen/diner/family room with bi-folding doors opening on to the garden and a skylight which allows plenty of natural light in to the room. The kitchen is a custom fit Wren with high spec fitted appliances and an outstanding split level island ideal for both preparing food and dining. To the first floor there are three bedrooms, two doubles and a single, all served by the family bathroom as well as access to the loft, which subject to planning permission, could be converted.

Outside to the front there is a driveway offering off street parking with a shared driveway providing side access to the rear garden. The westerly facing garden is beautifully landscaped and offers a welcoming decking and gravel entertaining area along with lawn and a shed and workshop at the rear. With so much to offer we really do recommend your earliest viewing to avoid missing out on this family home.

The property is situated within close proximity of Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 & M25 (Junction 9). Ewell Village has a variety of shops including Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally. With Epsom and Kingston just a short drive away offering a more comprehensive range of shops.

welcome to

Elm Way, Epsom

- Three Bedroom Semi-Detached Family Home
- Newly Extended Kitchen/Lounge/Diner
- Private Landscaped Rear Garden
- In Close Proximity to Outstanding Schools and Transport Links
- Modern Wren Kitchen

Tenure: Freehold EPC Rating: Awaited

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EWE105403 - 0003

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barnard marcus



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