



**Kingston Road, Epsom KT19 0BP**

**welcome to**

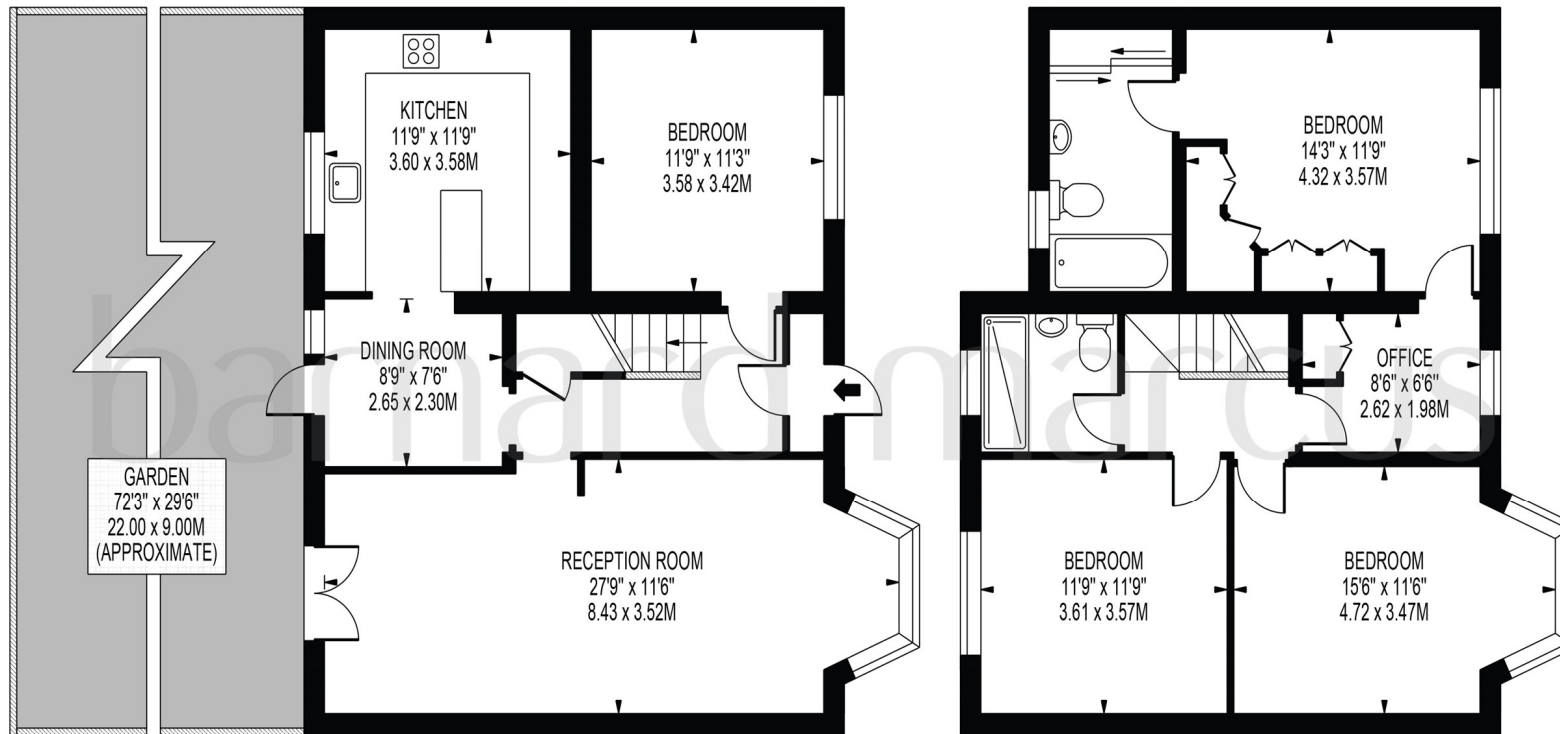
**Kingston Road, Epsom**

A spacious three/four bedroom semi detached home situated in West Ewell within close proximity to amenities, bus routes and popular schools. This home offers a large rear garden, extended living space and larger than average bedroom sizes with two bathrooms.



# KINGSTON ROAD EWELL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1478 SQ FT - 137.30 SQ M



GROUND FLOOR

FIRST FLOOR

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.

Situated in West Ewell this extended three/four bedroom semi-detached home comprises of an entrance hall with access to a spacious and bright through reception room, across the hall is a further bedroom/extra reception room and to the rear of the property there is a large open plan kitchen/dining room which opens up onto a fantastic size private rear garden.

The ground floor offers flexible accommodation and currently is set out to include an additional bedroom or further living space. To the first floor there are three spacious double bedrooms, the master bedroom offers built in wardrobes and an en suite, there is also a study room and a family bathroom. To the front of the property there is a front garden and parking is available in the adjoining road. A driveway would be possible to create (subject to council approval.)

This house is conveniently situated within walking distance to local schools such as The Mead, Cuddington Primary, Danetree Primary, West Ewell and Epsom & Ewell High. You have Aldi supermarket only a stones throw away and a choice of other shops and restaurants. Located on the bus routes for Kingston Town Centre and Epsom Town Centre as well as being under a mile away from Stoneleigh Station getting you into London Waterloo in 30 minutes.

welcome to

## Kingston Road, Epsom

- Three Bedroom Semi Detached Home
- Significant Plot and Rear Garden
- Close Proximity to Supermarkets and Amenities
- Potential to Further Extend (STPP)
- Large Bedrooms

Tenure: Freehold EPC Rating: D

# £625,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106777](https://barnardmarcus.co.uk/Property/EWE106777)



Property Ref:  
EWE106777 - 0002

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