



The Kingsway, EPSOM KT17 1LX

welcome to

The Kingsway, EPSOM

Barnard Marcus are delighted to welcome to the market this attractive and well-presented four bedroom detached family home located in Ewell Village.



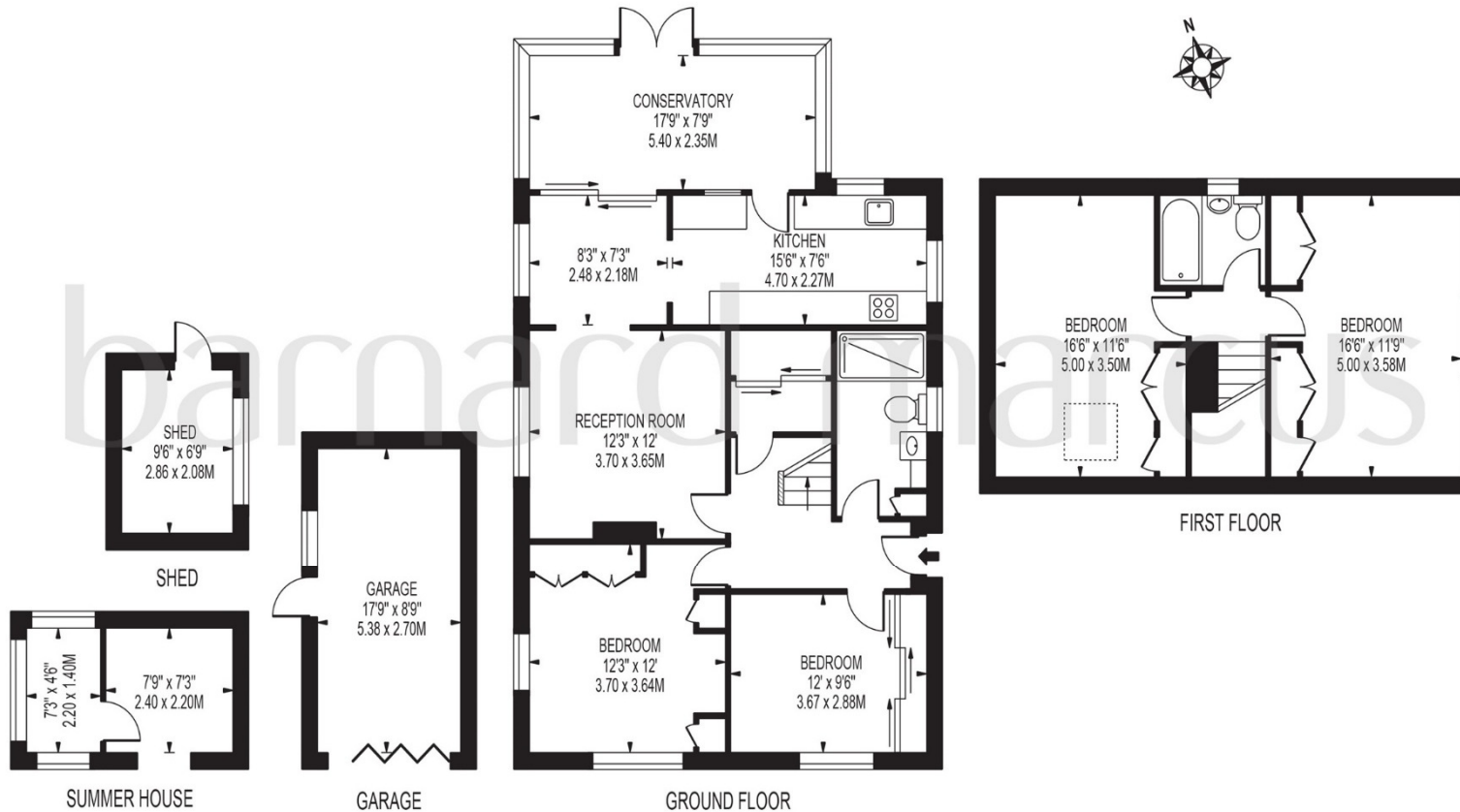
THE KINGSWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1414 SQ FT - 131.33 SQ M
(EXCLUDING SUMMER HOUSE, GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 92 SQ FT - 8.58 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 156 SQ FT - 14.53 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 64 SQ FT - 5.95 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.

Nestled on a quiet residential road in the sought-after Ewell Village, this charming four-bedroom chalet bungalow offers spacious living. With three double bedrooms, a bright reception room, and a welcoming conservatory, it's perfect for families. The large rear garden provides an ideal space for outdoor relaxation. Conveniently located near local amenities and excellent transport links, this home combines comfort and convenience.

Ewell Village boasts an abundance of amenities including numerous pubs, restaurants, and shops. Bourne Hall offers a comprehensive library, GP Centre, numerous family activities and is set in landscaped gardens ideal for picnics and enjoying the outdoors.

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The Kingsway, EPSOM

- Four Bedroom Detached Chalet Bungalow In Ewell Village
- Conservatory
- Secluded Rear Garden
- Off Street Parking
- Summer House

Tenure: Freehold EPC Rating: Awaited

£775,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EWE106812](https://www.barnardmarcus.co.uk/Property/EWE106812)



Property Ref:
EWE106812 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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