



Pams Way, Epsom KT19 0HP

welcome to

Pams Way, Epsom

A well maintained three-bedroom semi-detached home in Ewell Court.

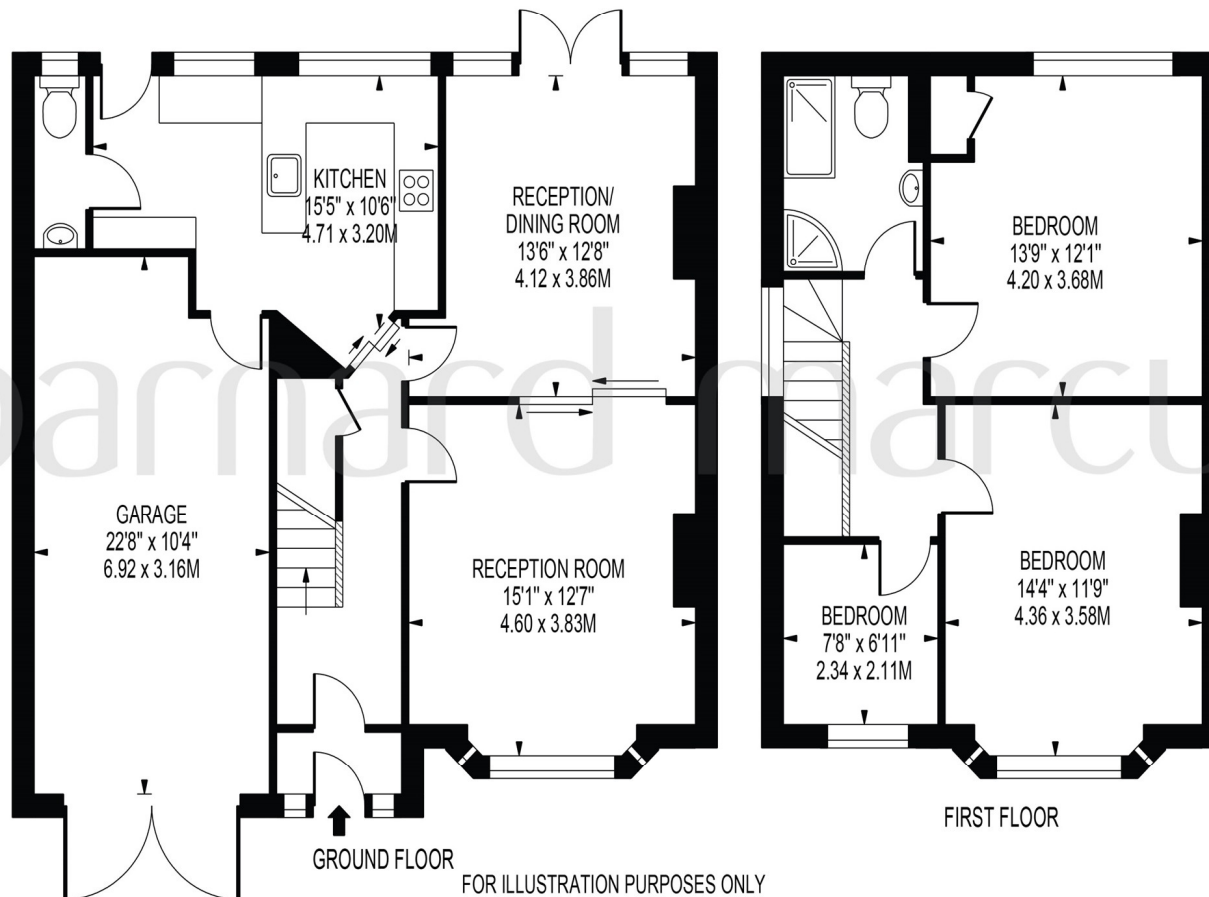


PAMS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1142 SQ FT - 106.05 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 228 SQ FT - 21.20 SQ M



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.

This beautifully maintained three-bedroom semi-detached home offers a perfect blend of comfort, practicality, and potential for future development, making it an ideal choice for families or anyone seeking versatile living space.

As you arrive, a private driveway welcomes you, providing off-street parking and leading directly to the property. The ground floor features a flexible layout, with a bright and spacious double reception room that can be used as one large living space or separated into a living room and dining area, depending on your needs. The dining space connects seamlessly to the kitchen, which provides access to both the rear garden and the garage. The garden is a standout feature, boasting a generous size and backing onto a lovely court, creating a peaceful and private outdoor retreat.

Upstairs, the property continues to impress with two large double bedrooms, each offering plenty of space and natural light, as well as a well-proportioned third bedroom that's ideal for a child's room, home office, or guest space. A family bathroom completes the first floor, offering a bright and functional layout.

While the property is in excellent condition throughout, it also offers fantastic potential to extend, whether by converting the loft or adding to the rear of the house (subject to planning permission), giving you the opportunity to create additional living space as your needs evolve.

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Pams Way, Epsom

- Quiet Residential Location
- Backing On To Ewell Court Offering Great Views
- Garage
- Off Street Parking & Drive
- Close To Primary & Secondary Schools

Tenure: Freehold EPC Rating: Awaited

£635,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EWE106746 - 0002

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