



**Ewell By Pass, Epsom KT17 2PX**



**welcome to**

**Ewell By Pass, Epsom**

A charming three-bedroom semi-detached family home is conveniently situated within walking distance of both Stoneleigh Broadway and Ewell Village.

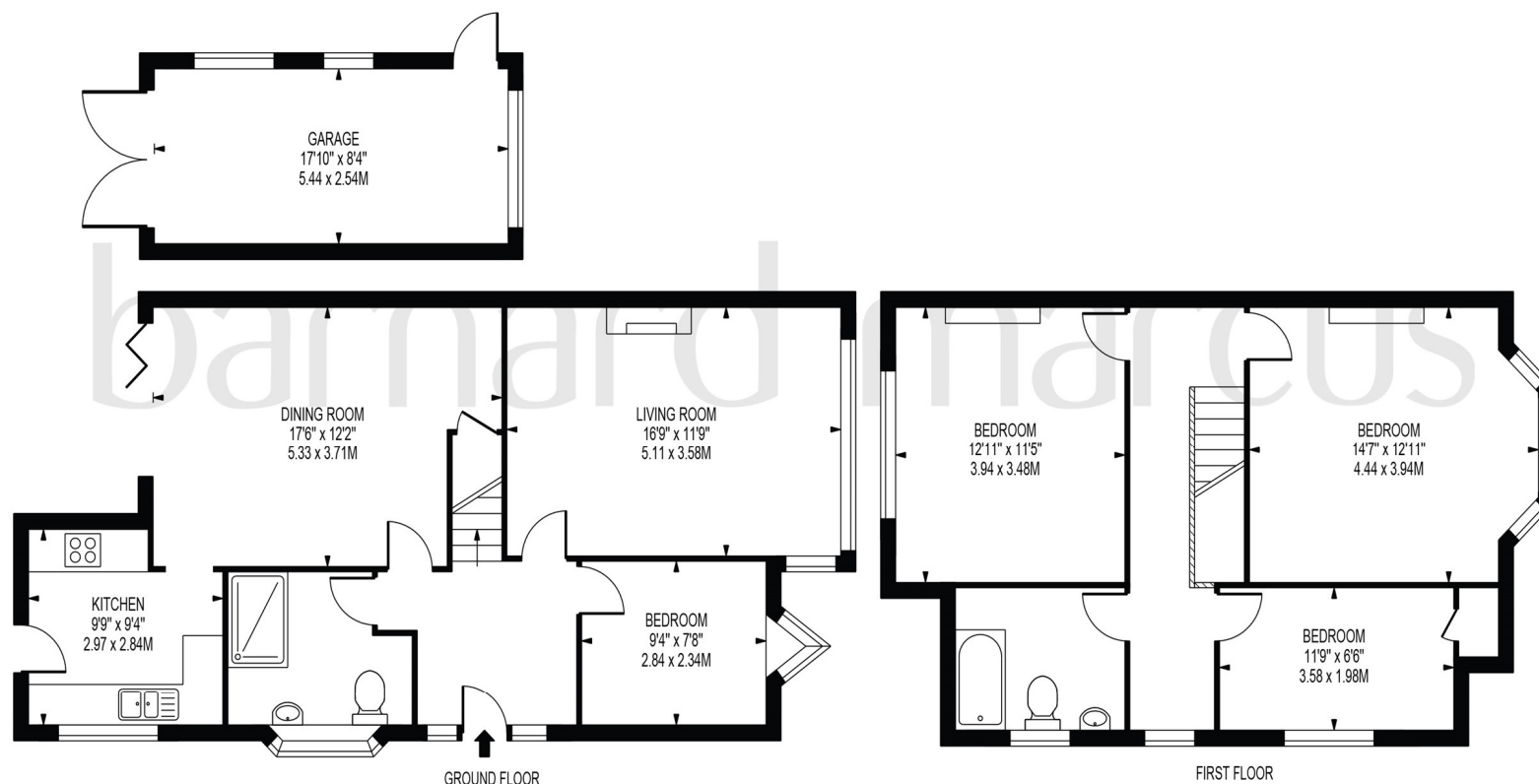


## EWELL BY PASS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1306 SQ FT - 121.33 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 149 SQ FT - 13.82 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 in a sought-after location, this charming three-bedroom semi-detached family home is conveniently situated within walking distance of both Stoneleigh Broadway and Ewell Village. These areas offer a variety of shops, restaurants, and excellent transport options, including Stoneleigh station, Ewell West station, and Ewell East station, ensuring regular and efficient links to Central London.

This property is surrounded by highly regarded schools, such as Ewell Grove Primary and Nursery School and the outstanding Glyn School, making it an ideal choice for families.

The ground floor boasts a welcoming entrance hallway, a spacious and bright lounge, a stylishly fitted modern kitchen, and a versatile fourth bedroom or study. Additionally, there is a shower room/WC on this level.

Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom.

Outside, the home benefits from a beautifully maintained rear garden with a patio area, perfect for entertaining or enjoying a quiet moment outdoors. At the front, a driveway offers convenient off-street parking.

welcome to

## Ewell By Pass, Epsom

- Chain Free
- Private Road
- Large Garden & Off Street Parking
- Close To Shops & Amenities
- Close To Primary & Secondary Schools

Tenure: Freehold EPC Rating: D

**£665,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE104098](https://barnardmarcus.co.uk/Property/EWE104098)



Property Ref:  
EWE104098 - 0003

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