



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



**welcome to**

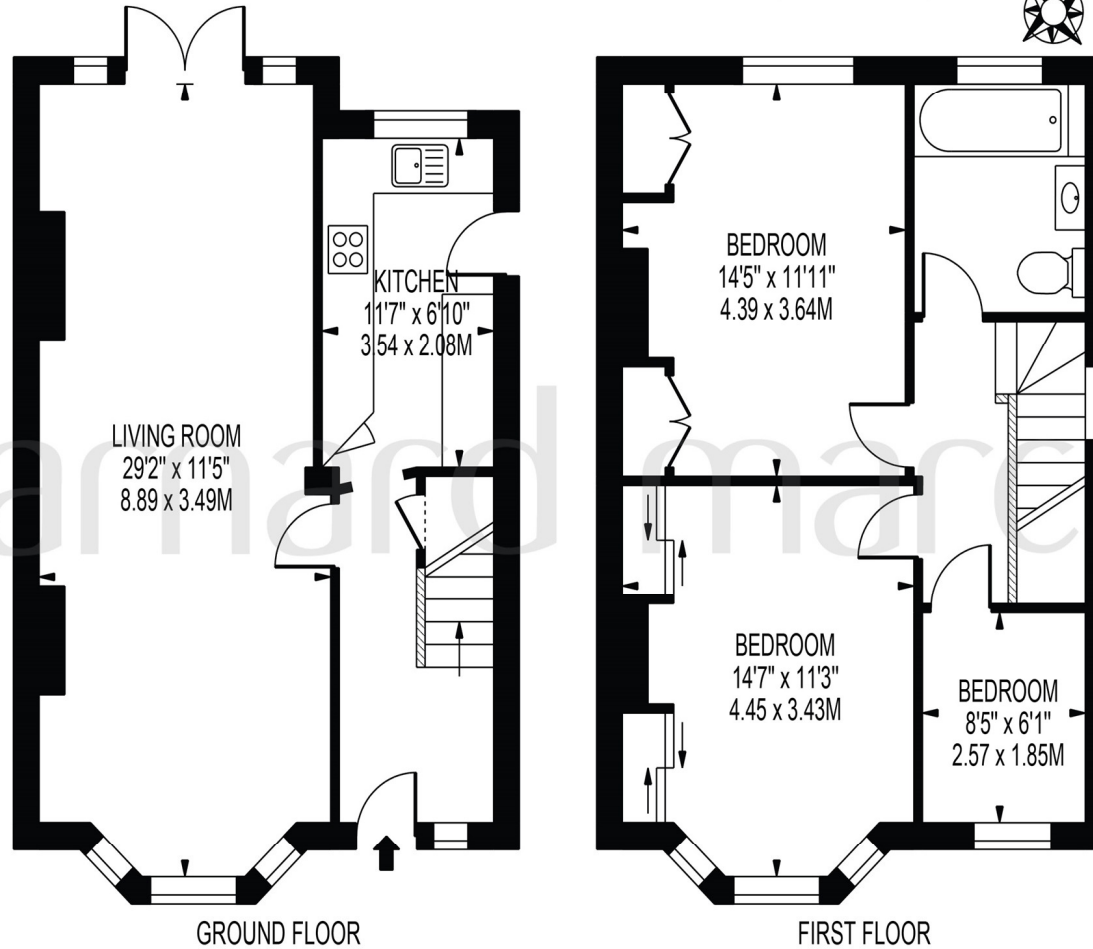
**Ewell By Pass, Epsom**

An impressive three-bedroom semi-detached family home in Ewell.



## EWELL BY PASS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 984 SQ FT - 91.49 SQ M



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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.  
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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.

We're proud to introduce this impressive three-bedroom semi-detached family home, ideally located just a short stroll from the vibrant hubs of Ewell Village and Stoneleigh Broadway. This property offers the perfect blend of convenience and comfort in a highly desirable setting.

Inside, the home features a spacious and inviting living area filled with natural light, alongside a contemporary kitchen that opens directly onto the rear garden. Upstairs, three well-sized bedrooms and a stylish family bathroom provide plenty of space for a growing family. Additionally, a large loft space offers excellent storage or future potential.

The rear of the property showcases a beautifully maintained 77ft landscaped garden, complete with side access and ample off-street parking at the front. The property also benefits from an access road at the back, presenting the opportunity to create a garage or garden room if desired, subject to permissions.

Stoneleigh is a sought-after residential area known for its bustling Broadway with a variety of shops, restaurants, and regular transport links, including trains to Waterloo every 20 minutes. The area is served by a selection of highly regarded schools and boasts close proximity to the historic Nonsuch Park.

With easy access to the M25 and A3, this location also offers straightforward routes to London, Heathrow, and Gatwick, making it ideal for commuters. Opportunities like this don't come along often-early viewing is highly recommended.

welcome to

## Ewell By Pass, Epsom

- Private Road
- Large Garden & Off Street Parking
- Scope To Extend (STPP)
- Close To Shops & Amenities
- Close To Primary & Secondary Schools

Tenure: Freehold EPC Rating: F

**£540,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106847](https://barnardmarcus.co.uk/Property/EWE106847)



Property Ref:  
EWE106847 - 0005

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