



Castle Avenue, Epsom KT17 2PJ

welcome to

Castle Avenue, Epsom

A stunning family home situated on Castle Avenue, within the highly sought-after Nonsuch Estate in Ewell.



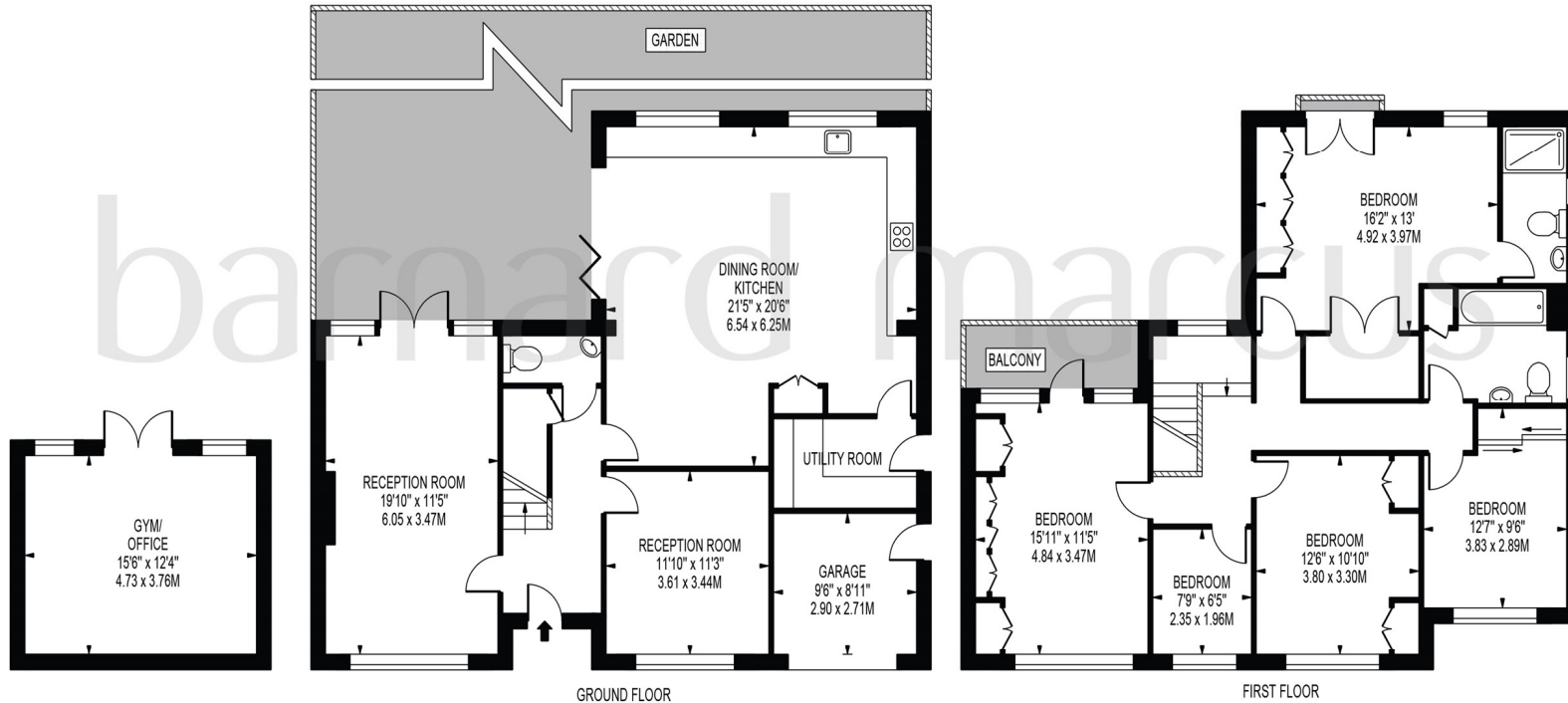
CASTLE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1930 SQ FT - 179.26 SQ M

(EXCLUDING GARAGE & OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 82 SQ FT - 7.60 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 191 SQ FT - 17.78 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.

Welcome to this stunning family home situated on Castle Avenue, within the highly sought-after Nonsuch Estate in Ewell. This beautifully presented property offers a perfect blend of luxury, space, and versatility, catering to modern family living. Boasting an impressive approximate gross internal floor area of 1,930 sq. ft., this home has been meticulously maintained to the highest standards. The ground floor features a spacious dining room and kitchen with garden views and two separate reception rooms. The property also benefits from garage storage, offering ample storage options. The first floor provides generously proportioned bedrooms, each designed with comfort and style in mind. The primary bedroom is a true retreat, accompanied by well-appointed additional bedrooms that cater to family needs or guest accommodation. The property's large rear garden is a true highlight, offering a private oasis ideal for relaxation and entertaining. The garden also offers a substantial outbuilding to the rear of the garden, which is currently being used as a gym and office but offers endless versatility. With a private driveway providing ample parking, this home on Castle Avenue presents an unparalleled opportunity to live in one of Ewell's most desirable locations. Don't miss the chance to make this exceptional property your forever home.

welcome to

Castle Avenue, Epsom

- Quiet Residential Road In The Highly Sought After Nonsuch Estate
- Scope To Extend Further (STPP)
- Large Private Garden Backing On To Woodlands
- Close To Primary & Secondary School
- Kept In Immaculate Condition

Tenure: Freehold EPC Rating: C

offers in excess of

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106863



Property Ref:
EWE106863 - 0011

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.

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