



Iris Road, West Ewell Epsom KT19 9NH

welcome to

Iris Road, West Ewell Epsom

Three-Bedroom Chalet Bungalow On A Quiet Residential Road.



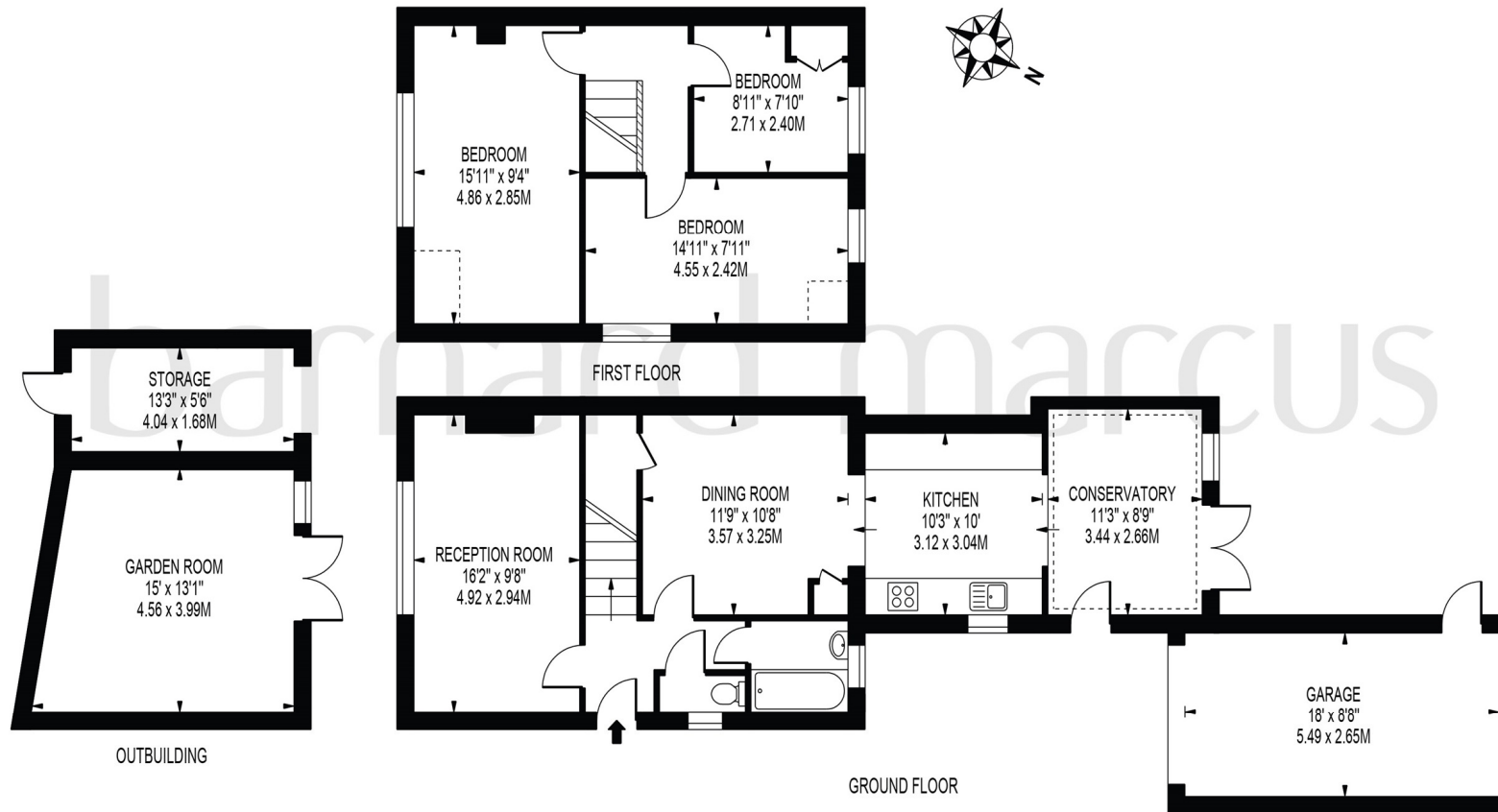
IRIS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1014 SQ FT - 94.20 SQ M

(EXCLUDING EXCLUDING OUTBUILDING & GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 267 SQ FT - 24.81 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 157 SQ FT - 14.58 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.

Situated on the peaceful and sought-after Iris Road in West Ewell, this well-presented three-bedroom family home offers excellent space, versatility, and lifestyle features, making it ideal for families and commuters alike. The property is set back from the road with a large driveway providing ample off-street parking for multiple vehicles, along with side access to the rear of the home. Internally, the ground floor is laid out perfectly for modern living, comprising a welcoming reception room to the front, a central dining room, a ground floor WC/bathroom, and a fitted kitchen that leads into a bright conservatory overlooking the garden. The integral garage adds further practicality and storage options. Upstairs, you'll find three good-sized bedrooms, all well-proportioned and filled with natural light. The property is in good overall condition, ready for immediate occupation but also offering scope to update or extend (STPP) if desired. To the rear, the garden is a standout feature—a generous and private outdoor space that includes a swimming pool, rear garden room, and a storage building, perfect for entertaining or working from home. Ideally located within easy reach of excellent transport links, good local schools, and nestled in a quiet residential area, this is a home that blends comfort, convenience, and potential in equal measure.

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Iris Road, West Ewell Epsom

- Large Driveway For Ample Parking
- Heated Swimming Pool
- Two Receptions
- Close To Primary & Secondary Schools
- Bright Kitchen & Conservatory

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107003



Property Ref:
EWE107003 - 0006

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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