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**Elm Way, Epsom, KT19 0HB**

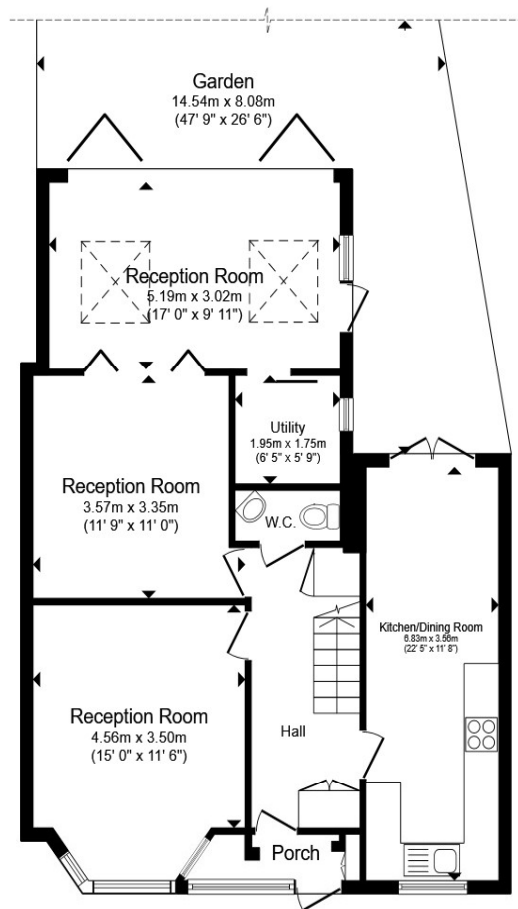


**welcome to**

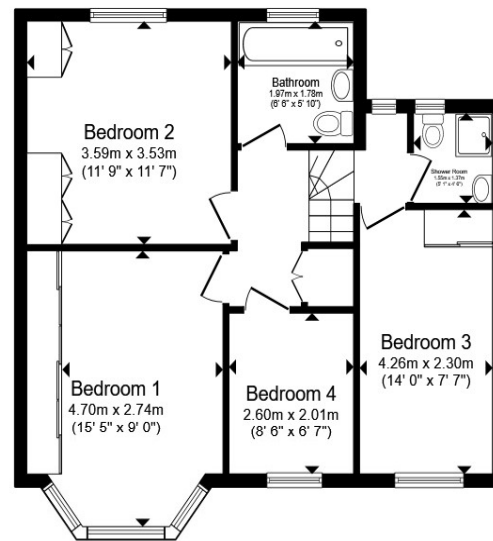
## **Elm Way, Epsom**

Situated on a desirable residential road in Ewell, this beautifully presented family home offers spacious and versatile accommodation arranged over two floors, ideally suited to modern family living.





**Ground Floor**



**First Floor**



The ground floor is centred around a selection of generous reception areas, providing excellent flexibility for everyday living, entertaining and working from home. These well-proportioned rooms are bright and welcoming, offering clearly defined living spaces with a comfortable flow throughout the home.

The kitchen is arranged as a single, well-sized kitchen and dining room and is positioned separately from the main reception areas, creating a dedicated space for cooking and dining. A separate utility room provides additional practicality, storage and laundry facilities, helping to keep the main living areas uncluttered.

The first floor provides a well-arranged bedroom layout, offering a number of comfortable and well-proportioned rooms suitable for family living. The accommodation is complemented by modern bathroom facilities, creating a practical and well-balanced upper floor ideal for family occupation.

Externally, the property benefits from a private rear garden, ideal for relaxing and entertaining. The house is beautifully presented throughout, allowing a purchaser to move straight in.

Conveniently located close to local amenities, well-regarded schools and excellent transport links, including nearby stations with services into London, this property represents an excellent opportunity in a desirable Ewell setting.

Total floor area 132.8 m<sup>2</sup> (1,429 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Elm Way, Epsom

- Beautifully presented family home
- Desirable residential road in Ewell
- Multiple spacious reception rooms
- Combined kitchen and dining room
- Separate utility room
- Well-arranged and generously sized bedrooms
- Private rear garden
- Close to amenities, schools and transport links

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

**£775,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EWE106513](https://barnardmarcus.co.uk/Property/EWE106513)



Property Ref:  
EWE106513 - 0002

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