



Well-presented family home within moments of Ewell West station

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Belfield Road Epsom KT19 9TF

Walking distance to local shops
and Ewell West Station

Epsom 1.5 miles

London 14 miles

London by rail 35 minutes to London Waterloo

All times and distances are approximate

Located in a highly sought-after West Ewell location, this family home offers flexible family accommodation with seamless elegance and style. A viewing is highly recommended to fully appreciate this property.

- | Porch
- | Hallway
- | Sitting Room
- | Office
- | Open-Planned Kitchen - Dining - Family Room
- | Utility Room
- | Downstairs Cloakroom
- | Three Bedrooms
- | Family Bathroom
- | Private Garden
- | Off-Street Parking

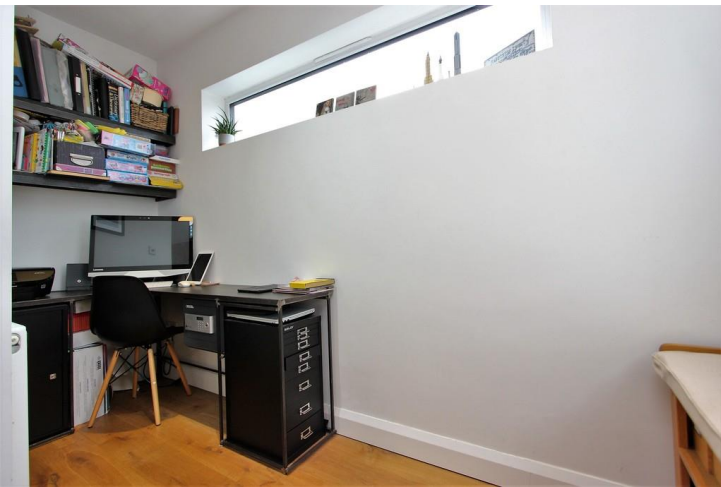
Offers in Excess of £675,000





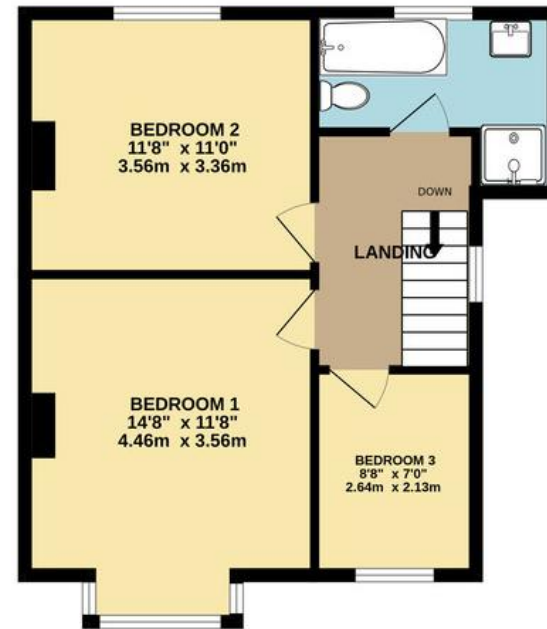
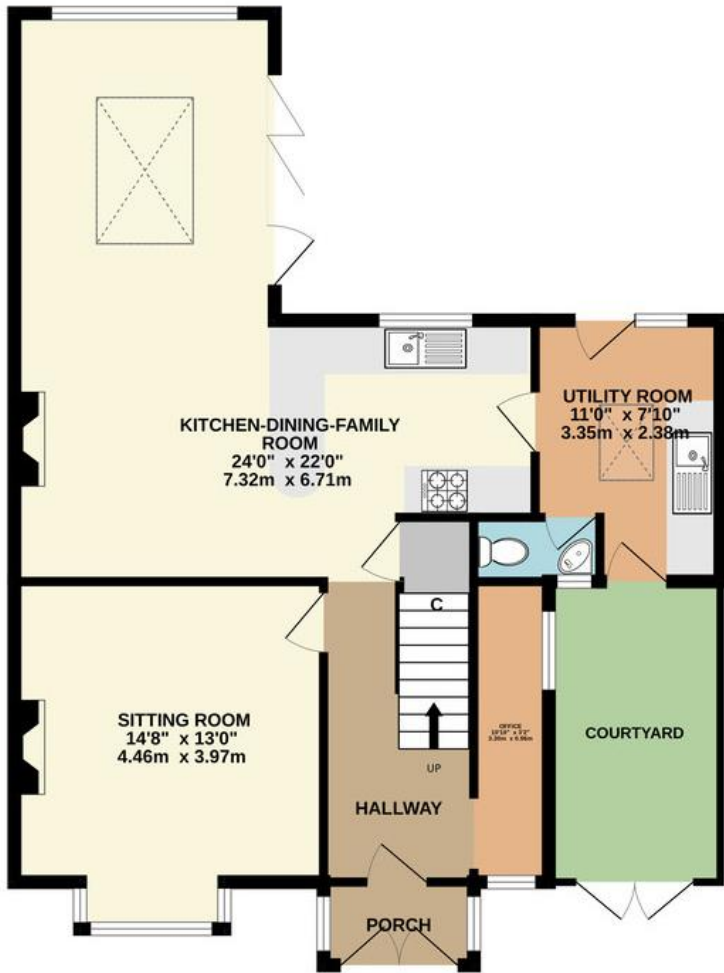
This quiet location is within a short walk of local shops and Ewell West station with its services to London Waterloo. Epsom town centre is around 1.5 miles away and offers excellent High Street shopping including Waitrose Supermarket and Marks and Spencer, as well as numerous bars, cafés and restaurants. There is also a well-regarded local theatre and cinema complex.

This simply stunning three bedroom detached family home has been recently renovated and extended to a very high specification by the current owners. The property offers versatile accommodation throughout with a bright and contemporary interior, providing all that you would expect of a beautiful presented family home. It is also great for entertaining with family and friends within the open-plan living spaces. The modern kitchen, generous bedrooms and the stylish bathroom are elements that combine in a perfect balance. An internal viewing is highly recommended to fully appreciate what this home has to offer.



Three Generous Bedrooms | Contemporary Integrated Kitchen | Spacious Sitting Room With Wood Burning Stove | Modern Family Bathroom | Utility Room With Direct External Access | Close To An Array Of Shops | Within Close Proximity Of An Array Of Excellent Local Schools | Within Moments Of West Ewell Mainline Station | Ample Amount Of Off-Street Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83B
69-80	C		
55-68	D	66D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA
1,263 SQ FT / 117.3 SQ M

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Tenure: Freehold
Local Authority: Epsom and Ewell Borough Council
Council Tax Band: E
All mains services
To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

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