



BEECH WAY EPSOM KT17 4NG

**MICHAEL EVERETT & Co**

*... A Moving Experience*

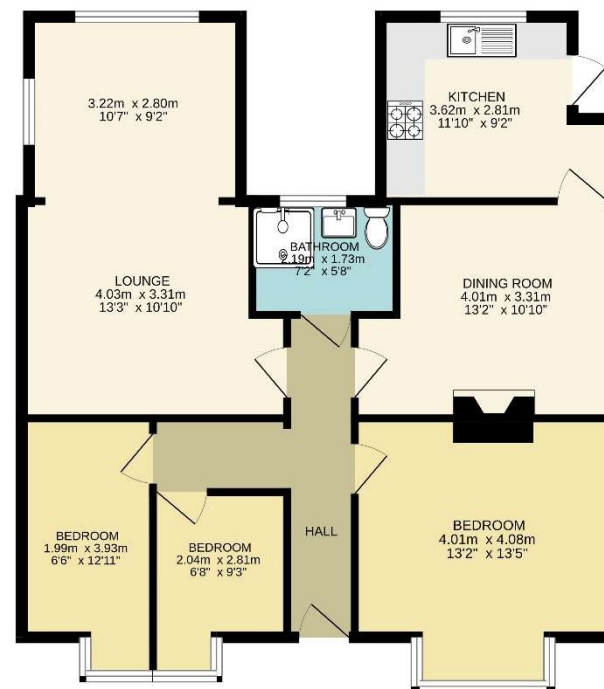
A two/three bedroom, two reception room detached bungalow situated in the College area of Epsom with the benefit of no onward chain. The property does require some updating.

Half glazed front door. Entrance Hall: coved cornice to ceiling, access to loft. Sitting Room: (which has been extended) double aspect, coved cornice to ceiling, personal door to side. Dining Room: gas fire, coved cornice to ceiling. Kitchen: comprehensive range of eye level units with cupboards and drawers below, four ring gas hob with concealed extractor above and oven below, single stainless steel sink unit with mixer tap and drainer, space for fridge and freezer, wall mounted boiler, walls part tiled, plumbing for washing machine, half glazed door to side and rear garden. Bedroom One: coved cornice to ceiling, wide bay window. Bedroom Two: bay window. Bedroom Three: bay window, coved cornice to ceiling, study area. (Note: Bedroom Two has been divided into Bedroom Two & Three). Shower/Wet Room: wall mounted hand shower, low level w.c., wash hand basin set in vanity unit, walls fully tiled, ladder back heated towel rail. Outside: Immediately to the rear of the property is a patio with the garden laid to lawn, greenhouse, garden shed, garden pond with rockery. To the front of the property the garden is shingled with flowering shrubs.

EPC=D

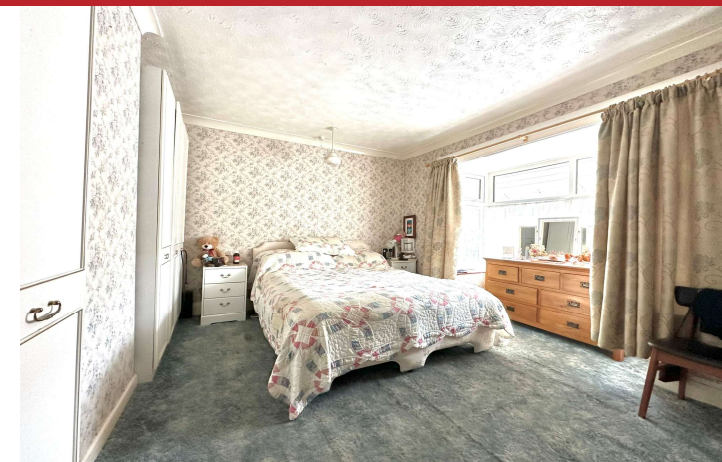
Council Tax Band=D (£2,308.34 for 2024/25)

**Asking Price £499,950 Freehold**



Ground floor  
80.2 sq.m. (863 sq.ft.) approx.

TOTAL FLOOR AREA: 80.2 sq.m. (863 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with floorplan 12/23



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.