



Lansdowne Road

Epsom, KT19 9QJ

Offers in excess of £750,000


The local agent
thelocalagent.co.uk



37 Lansdowne Road, Epsom, KT19 9QJ

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This extended three-bedroom detached bungalow in Ewell presents a perfect blend of modern luxury and convenience. The accommodation features three double bedrooms, one with an en suite shower, a family bathroom, a modern kitchen, and a spacious lounge leading to an extended dining room.

Outside, a garage with power and lighting, accessible from the front and rear, accompanies a utility room and w/c. Other highlights include a driveway for four cars, a west-facing rear garden, double glazing, and gas central heating.

EPC is to be confirmed.

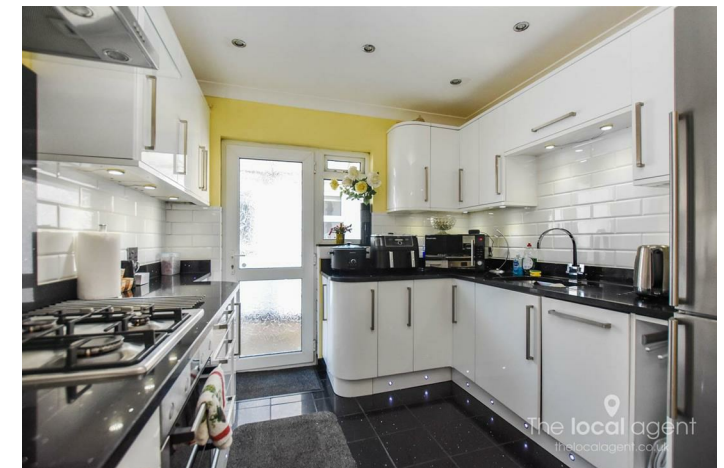
Property Features

Detached Bungalow
Three Bedrooms
Driveway with parking for 4 cars
Large Garage
Utility Room
West Facing Rear Garden
En Suite
Double Glazing and Gas Central Heating

Council Tax Band: D
Tenure: Freehold
EPC Rating:
Total approximate floor area: 1475.00 sq ft

Location

Located on Landsdowne Road on the edge of the green space of the Hogsmill Nature Reserve and Ewell Court Park (photos and map on details). The property is also walking distance to both Danetree and West Ewell Primary schools. Amenities include local shops, restaurants and an Aldi supermarket. Bus routes to Worcester Park, Surbiton, Kingston and Epsom. Train links into London Waterloo with choice of Ewell West (zone 6) or Stoneleigh (zone 5) railway station



Lansdowne Road, Ewell



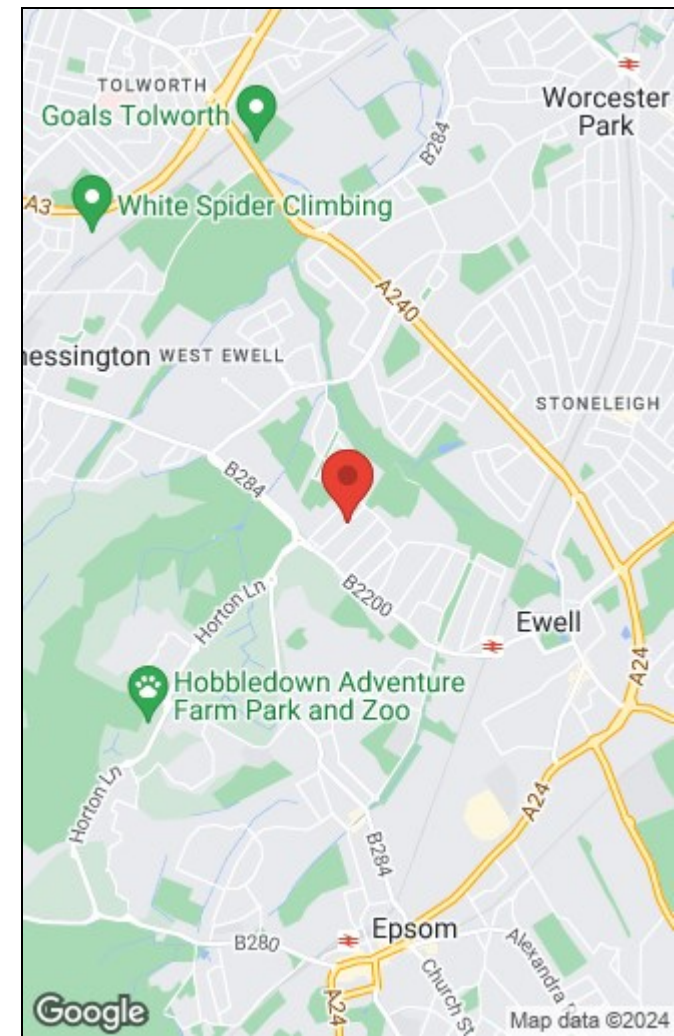
Total Area: 137.1 m² ... 1475 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
 Windows and door openings are approximate
 Whilst care is taken in the preparation of this plan,
 please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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