



Kingston Road

Epsom, KT19 0SW

£575,000


The **local** agent
thelocalagent.co.uk



284 Kingston Road, Epsom, KT19 0SW

£575,000

A great opportunity to purchase this detached bungalow on this good size corner plot with development potential stpp.

The property comprises 891sq ft with three bedrooms, kitchen/breakfast room, a dual aspect lounge/diner and a reception hall. Outside there is a large front and rear garden with vehicle access to the detached garage at the rear.

Other benefits include gas central heating, double glazing and vacant possession.

Property Features

Corner Plot
Detached Bungalow
Development Potential STPP
Vacant Possession
Three Bedrooms
Reception Hall
Kitchen/Breakfast Room
Detached Garage To rear

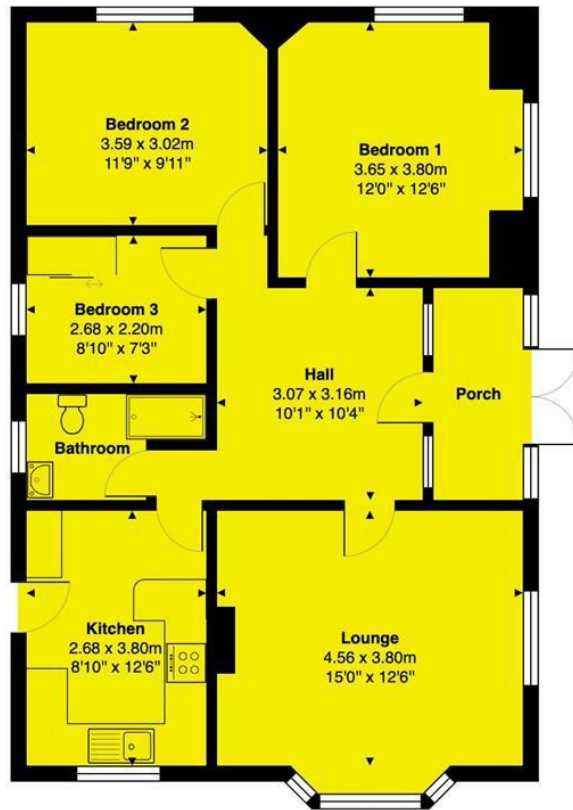
Council Tax Band:
Tenure: Freehold
EPC Rating:E
Total approximate floor area: 891.00 sq ft

Location

Located on the Kingston Road only 0.7 miles walk to Stoneleigh station (zone 5) with direct trains to London Waterloo. There is a selection of local shops nearby and bus routes into Surbiton, Kingston and Epsom, Aldi supermarket and the green space of the Hogsmill and Ewell Court is also on the doorstep.



Kingston Road, Ewell



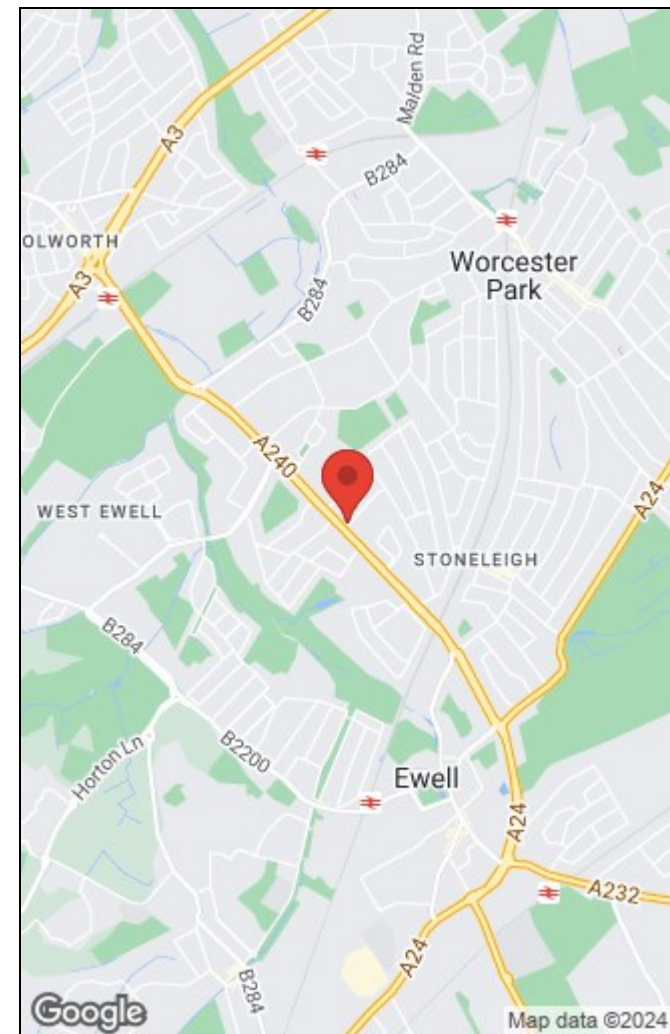
Total Area: 82.8 m² ... 891 ft²

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	
	82		
	50		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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