



Holman Road

Epsom, KT19 9PG

Asking price **£525,000**

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



40 Holman Road, Epsom, KT19 9PG

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This inviting 3 bedroom semi detached family home features a through lounge/diner leading to the conservatory, kitchen and covered storage area with a downstairs WC. Upstairs there are the 3 bedrooms and a family bathroom.

Outside there is a South East facing rear garden and a large drive way to the front.

## Property Features

Three Bedroom House  
Through Lounge  
Modern Kitchen & Bathroom  
South East Facing Rear Garden  
Downstairs WC  
Conservatory  
Double Glazing  
Off Street Parking

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

## Location

The property is situated within this residential location in West Ewell close to the Hosgmill nature reserve. Located in between three train stations, Ewell West, Chessington North and Tolworth. Within walking distance there are good local schools for all ages, bus routes into Epsom and Kingston and a nearby Tesco Express as well as other local shops. It also offers easy access to the A3 & M25.

Epsom is just a short drive/bus ride away. Epsom High Street has a variety of shops and Epsom Playhouse which offers a range of entertainment. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym & other sports facilities including nearby Horton Park Golf course.



Jackson Noon



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Holman Road, Ewell



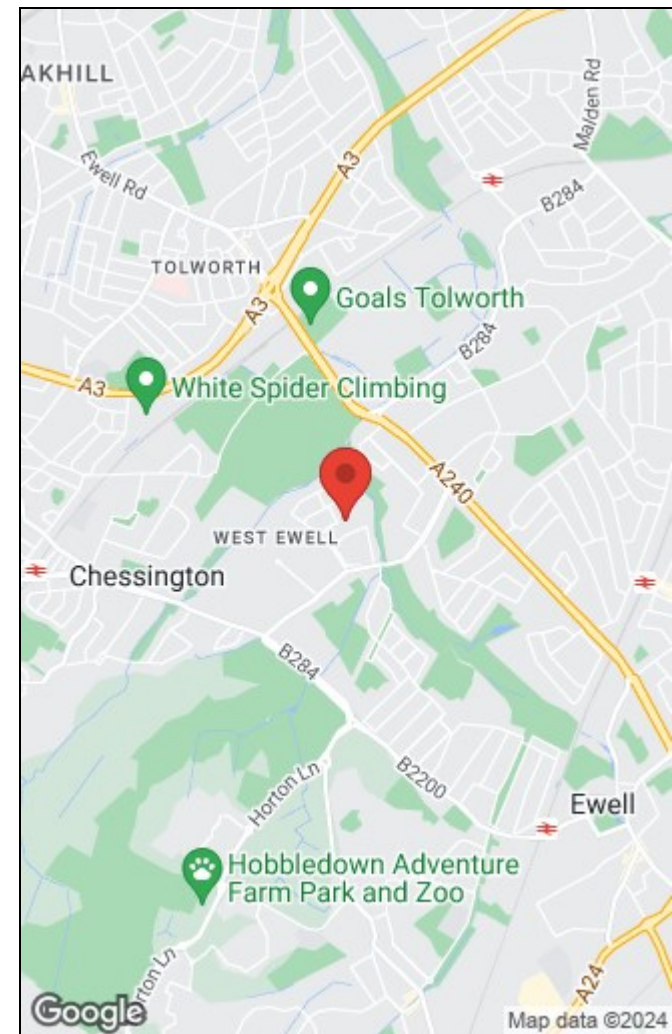
Total Area: 99.2 m<sup>2</sup> ... 1068 ft<sup>2</sup>

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

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