



Riverview Road

Epsom, KT19 0LF

**£798,000**

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



16 Riverview Road, Epsom, KT19 0LF

**£798,000**

A stunning 3 bedroomed home of approximately 1475 sq ft which must be viewed to appreciate its space, ideal as a family home.

This chalet style property has been extended to the rear and offers a fantastic open plan living space downstairs, ideal for a family. The large open plan Kitchen/diner is the main focus of the home, a great space for entertaining Friends and Family and the Bi-Fold doors lead out into a lovely secluded garden. In addition to the above, the ground floor is also comprised of a w/c as well as a well-proportioned third bedroom or study. The garden itself boasts a purpose built outhouse that could be used as a home office, games room or gym. An added bonus feature of this property is that it comes with an outdoor Jacuzzi. The first floor of this home has two impressively spacious bedrooms which both lead to a large Jack and Jill bathroom.

## Property Features

Approximately 1475 sq ft

Extended To Rear

Stunning Open Plan Kitchen/Living Space

Three Bedrooms

Jack & Jill Bathroom

Downstairs WC

Studio/Gym/Office/Garden Room

Outdoor Jacuzzi

Close To Schools Bus Routes & Tolworth

Train Station

Council Tax Band: E

Tenure: Freehold

EPC Rating:D

Total approximate floor area: 1475.00 sq ft

## Location

Located close to the Hogsmill river and local green space, the property is also less than a mile away on foot to Tolworth Station which is part of the London suburban network of South Western Railway and is in Travelcard Zone 5. Local shops, schools, bus routes and ALDI supermarket are all nearby.



Riverview Road, Ewell



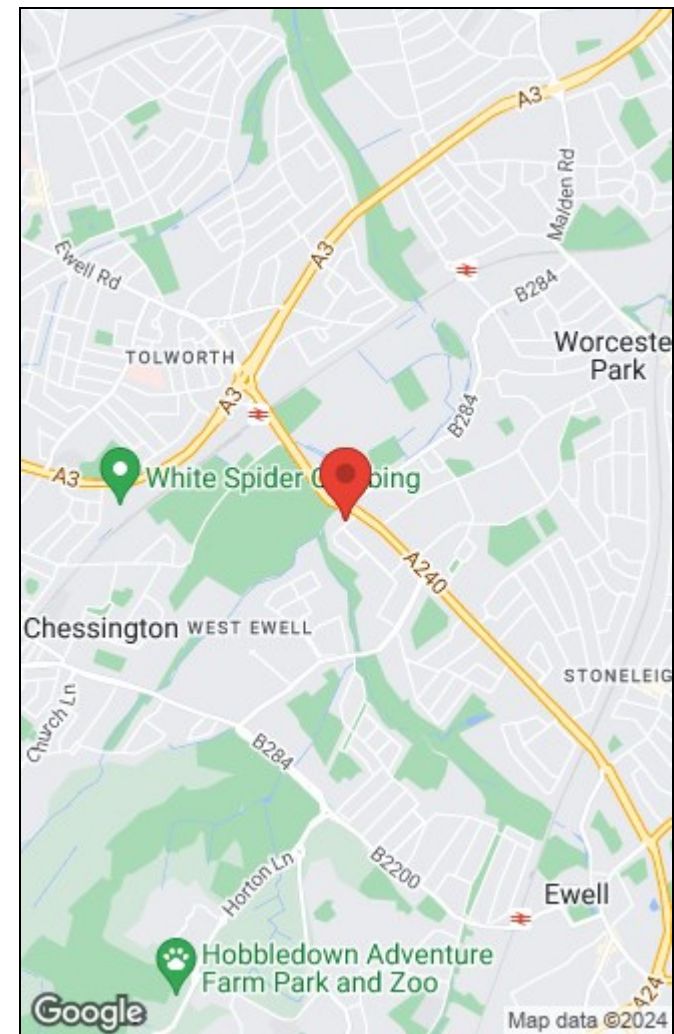
Total Area: 137.0 m<sup>2</sup> ... 1475 ft<sup>2</sup>

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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