



KAYBRIDGE
RESIDENTIAL

London Road

Epsom

Offers in Region of £715,000



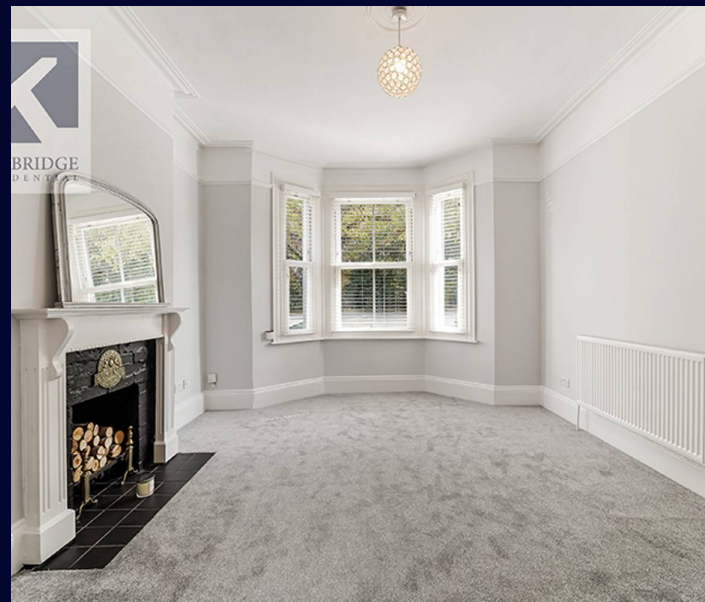
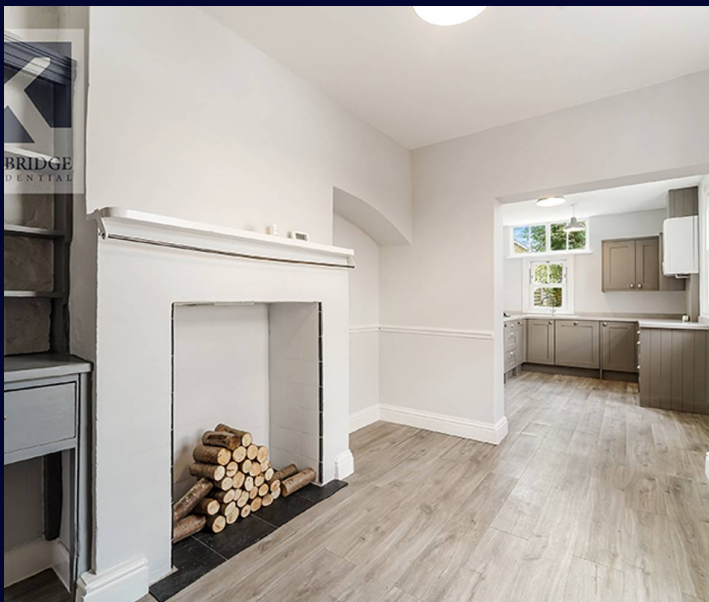
London Road

Ewell

- Three Spacious Bedrooms
- Generously sized rooms perfect for families
- Immaculately Presented Throughout
- Off-Street Parking
- Sought-After Ewell/Epsom Location Within catchment of quality local schools
- Close to schools, transport links, Nonsuch park, and local amenities.
- Potential (STPP) for loft & side extension
- Recent full double glazing, rewired, replumbed & full central heating.

Kaybridge Residential are delighted to present this stunning three-bedroom semi-detached Victorian home, ideally located on London Road, Ewell opposite Nonsuch Park, close to Stoneleigh Station & numerous bus links to Morden Tube. Positioned in the catchment area for Glyn, Ewell Castle, Forrest Nursery & Nonsuch Girls Schools.

With its elegant period features blended seamlessly with modern, stylish interiors, this home offers a rare opportunity for families seeking both space and convenience. **Viewing is highly recommended.** The property has been beautifully modernised, offering huge potential for extension with a large hard surface to the side & rear (STPP), (similar to extensions of identical adjoining houses)



Key Features:

- **Three well-proportioned bedrooms** and a modern family bathroom
- **Spacious open-plan living area** with a tastefully fitted kitchen and separate breakfast room Double doors opening to a private patio and garden – perfect for entertaining and family gatherings.
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- **Period charm throughout**, complemented by stylish contemporary updates
- **Approved lapsed planning permission** to convert the loft into a large fourth bedroom with walk-in wardrobes and a luxury bathroom – offering scope for future expansion

Accommodation:

On the ground floor, the property offers a bright and airy open-plan living/dining space, ideal for relaxing with family or socialising with friends. The modern fitted kitchen is both practical and stylish, flowing seamlessly through to the rear garden via the kitchen door. Upstairs, there are three generous bedrooms, all with double-glazed windows and radiators, alongside a sleek, modern family bathroom. Outside: The rear garden is mainly laid to lawn with flowerbeds, pear tree and hedgerow borders, offering a safe and private outdoor space. A useful storage shed is also included. This is a wonderful opportunity to purchase a characterful Victorian home in a sought-after Epsom location, with both charm and future extension potential. Contact Kaybridge Residential today to arrange your viewing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

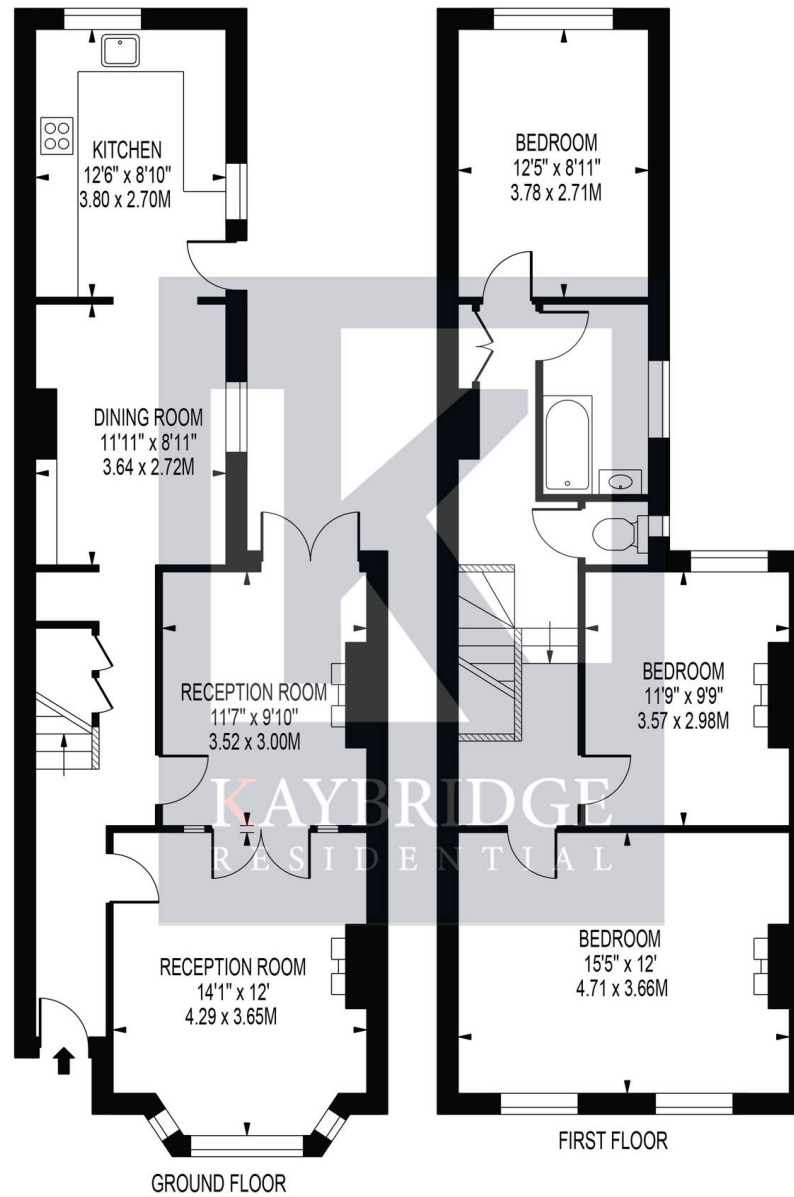
Located in desirable Ewell/Epsom, the property benefits from excellent transport links and is within easy reach of local amenities. Epsom town centre, known for its variety





LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1201 SQ FT - 111.58 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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