



**Arundel Avenue, Epsom**

Guide Price **£1,150,000**



## Arundel Avenue

Epsom

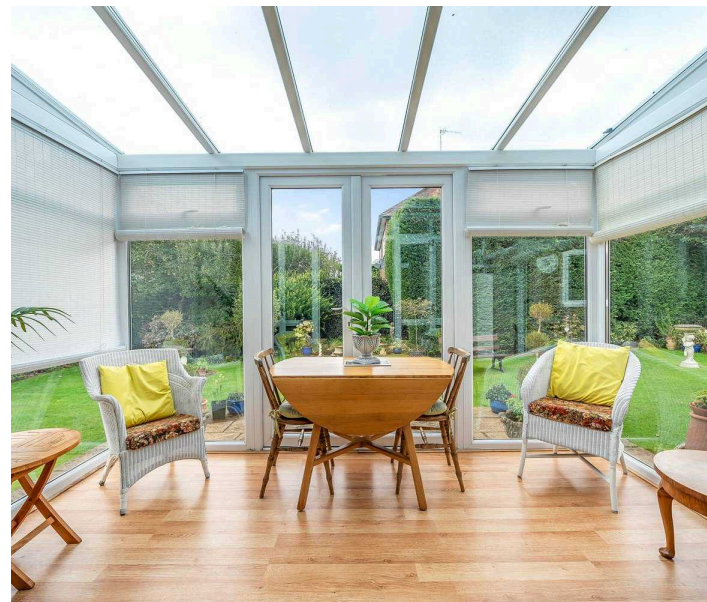
Delightful 4-bed detached house in Nonsuch Estate. Spacious living areas, character features, master en-suite, double garage, well maintained garden. Ideal for families with good schools, station access, and local amenities. A characterful home with suburban comfort and convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 4 Bedroom Character Detached
- Highly Regarded Nonsuch Estate
- Corner Plot
- Master Bedroom With En-Suite Shower Room
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Conservatory
- Double Garage
- Catchment Area for Good Local Schools
- Easy Reach Of Ewell East Station, Local Shops & Amenities



Nestled within the highly regarded Nonsuch Estate and situated on a corner plot, this delightful 4-bedroom character detached house boasts spacious accommodation across two floors.

The ground floor comprises a spacious welcoming entrance hall, three reception rooms providing versatile living spaces, kitchen/breakfast room, convenient utility room, and a bright conservatory that overlooks the well-maintained rear garden. The first floor hosts a master bedroom with en-suite shower room, three additional generously sized bedrooms plus box/eaves room off bedroom four and a family bathroom.

Originally the show home of the Nonsuch Estate this property offers additional character features including an oak panelled entrance hall and in particular the beautiful ornate walls and ceiling of the sitting room are a rare find.

With a double garage providing ample storage space, this home caters to the needs of a growing family. The catchment area for good local schools, and in close proximity to Ewell East Station, local shops and amenities and a short walk of Nonsuch Park make this property an ideal choice for those seeking convenience and comfort in a prestigious setting.

Externally, the property offers a delightful outdoor space perfect for entertaining and relaxation. The well maintained rear garden provides a tranquil escape from the hustle and bustle of every-day life, while the double detached garage and driveway offer off-street parking for 3/4 vehicles, ensuring convenience for homeowners and guests alike. This property presents an exceptional opportunity to enjoy the benefits of suburban living while being within easy reach of essential services and transportation links. Don't miss your chance to own this beautiful home in one of the most sought-after locations in the area.

# Arundel Avenue, Epsom, KT17

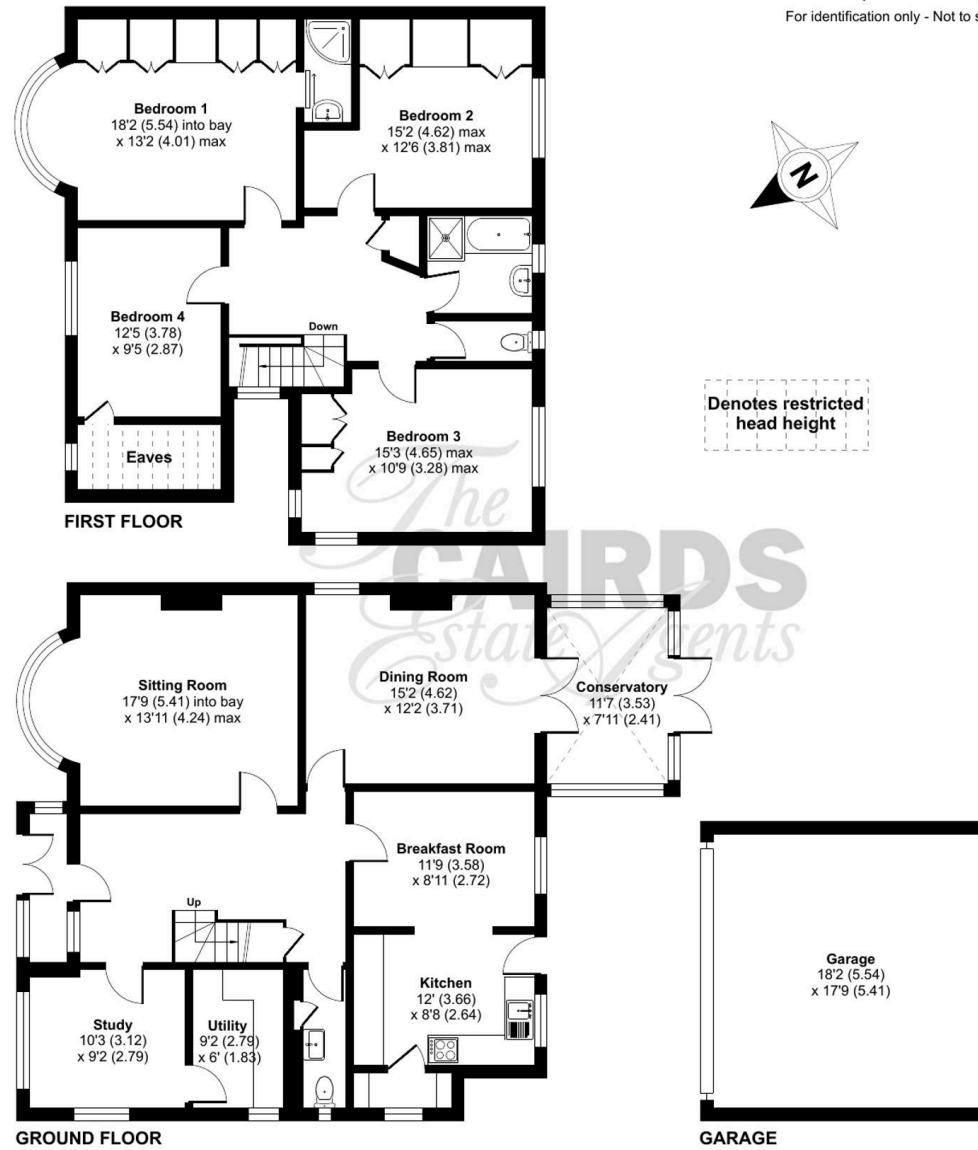
Approximate Area = 2121 sq ft / 197 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2491 sq ft / 231.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cairds. REF: 1195544





## Cairds The Estate Agents

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