



**Pams Way, Epsom**

Epsom

Guide Price **£575,000 - £600,000**



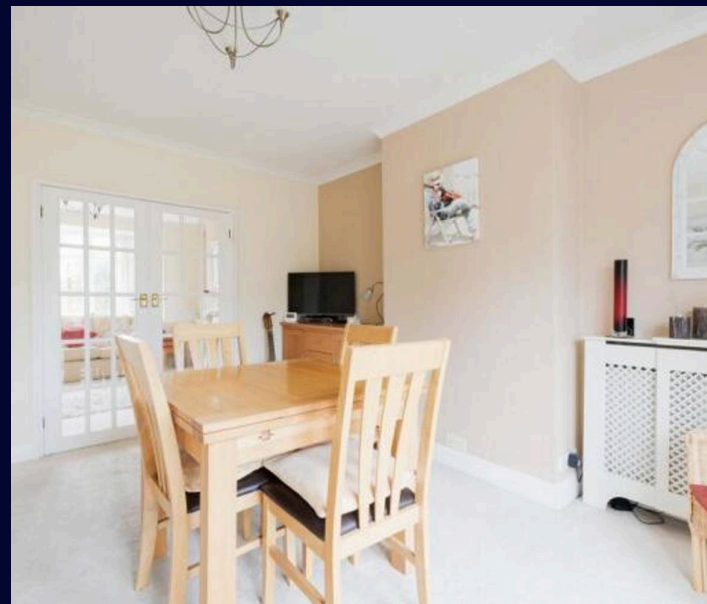
## Pams Way

- Guide Price £575,000 to £600,000
- Lounge & Dining Room
- Gas Central Heating
- Three Bedroom Semi-Detached House
- Off Street Parking & Garage
- Potential To Extend STPP
- Close To Ewell Court Park

Kaybridge Estate Agents are delighted to market this well presented three bedroom semi-detached family home designed with the flow of family life in mind . The property is situated on arguably the best road in the popular Ewell Court area of Ewell. The property has been modernised and offers neutral decor throughout. You are welcomed by a bright and spacious entrance hall providing access to the first reception room with double doors through to a further reception area. . The kitchen offers plenty of worktop and cupboard space and sits in good condition.

Further features to note downstairs include a spacious bright lounge with a bay window towards the front of the property and beautiful second reception room/dining room with double doors opening into beautiful patio overlooking garden and handy downstairs WC.

On the first floor are three double bedrooms, plus a lovely three piece bathroom with shower . Outside, there is a very well maintained garden with sandstone patio and lawn and to the front is a block paved driveway with parking for three or more cars.

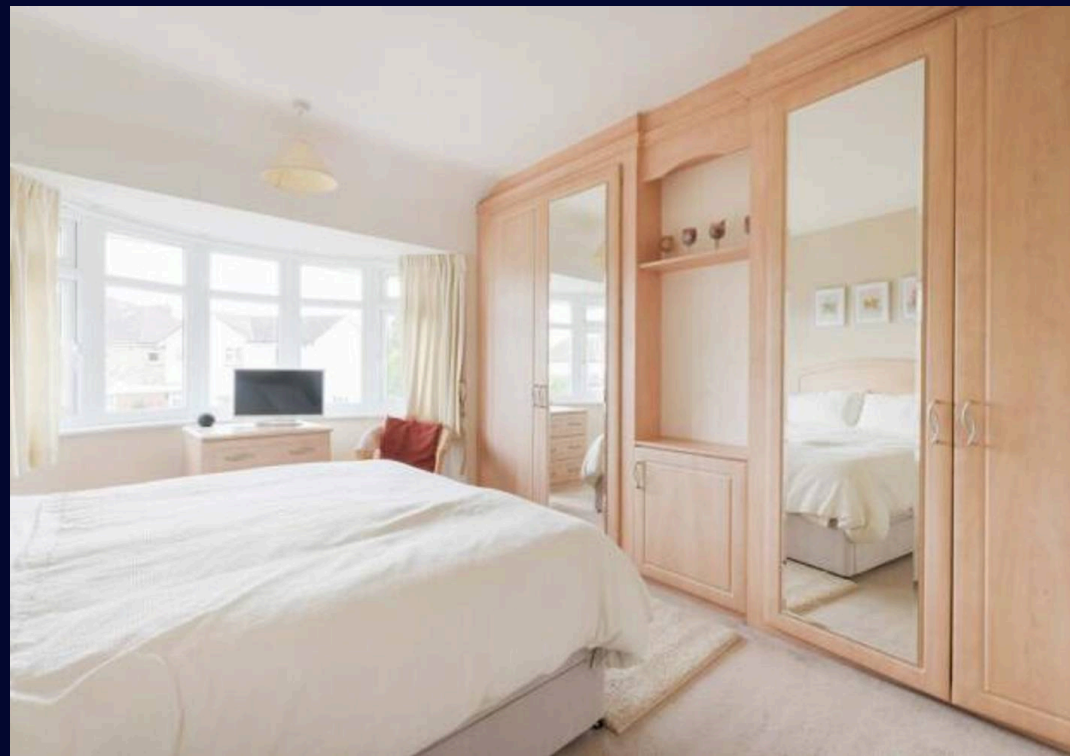


Locally, there are a number of good schools both primary and secondary, plus easy access to transport links to London.

To book your viewing please call our Stoneleigh office on 0208 0040 474.

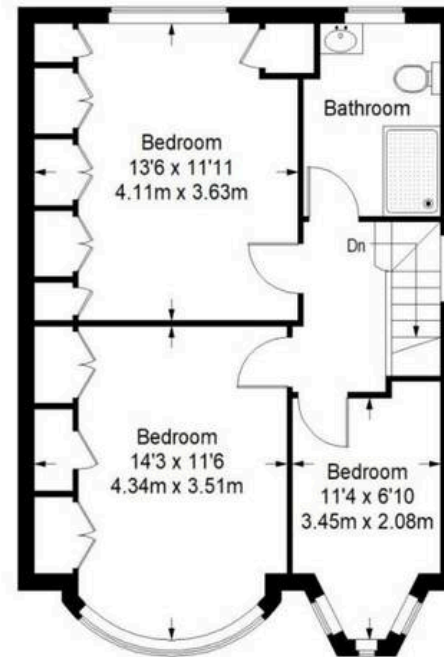
**Discover Epsom** – A Desirable Surrey Town Epsom is a historic and highly sought-after market town in Surrey, offering an ideal balance of countryside charm and modern convenience. Just 15 miles from London, it's a top choice for families and professionals who want green space without compromising on connectivity. Epsom station provides direct trains to London Waterloo, Victoria, and London Bridge in under 40 minutes, while major roads like the A3 and M25 are easily accessible. The town is best known for the world-famous Epsom Derby and is surrounded by beautiful open spaces including Epsom Downs, Horton Country Park, and Nonsuch Park. These green areas are perfect for walking, cycling, and enjoying the outdoors. Epsom's vibrant town centre offers a variety of shops, cafés, pubs, and restaurants, plus the Ashley Centre for retail and the Epsom Playhouse for entertainment. Weekly markets and local events add to its strong community feel. Families are especially drawn to Epsom for its excellent schools, such as Rosebery, Glyn, and the prestigious Epsom College. Housing in the area ranges from charming period homes and Edwardian villas to modern apartments and family houses, with popular areas including Woodcote, College Area, and nearby Ewell Village. With its mix of heritage, greenery, excellent amenities, and great schools, Epsom continues to be one of Surrey's most desirable places to live.







**Ground Floor = 504 sq ft**



**First Floor = 493 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 504 sq ft / 46.82 sq m  
 FIRST FLOOR = 493 sq ft / 45.80 sq m  
 GARAGE = 131 sq ft / 12.17 sq m  
 Total = 1128 sq ft / 104.79 sq m



## Kaybridge Residential Estate Agents

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