



The **PERSONAL** Agent

Ewell By Pass, Epsom
Guide Price £800,000

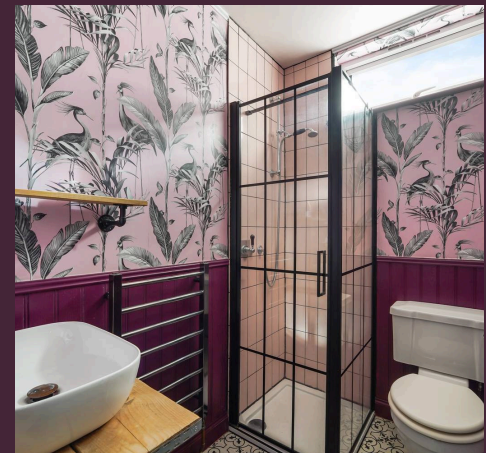
Ewell By Pass

Epsom

- Five bedroom semi detached home
- Beautifully extended and renovated by the current owners
- Reception room, separate study and dining room
- Conservatory and garden room with double doors to the garden
- Kitchen with integrated hob
- Loft bedroom with en suite shower room
- Family bathroom plus first floor shower room
- Garage/workshop with additional storage (408 sq ft)
- Total area 2,330 sq ft (216.50 sq m) including outbuilding
- Viewing by appointment

A truly impressive five bedroom semi detached home, extending to 2,330 sq ft (216.50 sq m) including a outbuilding. Beautifully extended and renovated by the current owners, this exceptional property combines generous, flexible living space with a superb standard of finish, and is ready for its next family to move straight in.

A porch and welcoming entrance hall set the tone, with a useful ground floor cloakroom and stairs rising to the first floor. To the front, the reception room measures 16'5" x 11'9" (5.00m x 3.58m) and is enhanced by a large front window, providing a comfortable and elegant sitting room. Alongside, a separate study of 9'3" x 7'9" (2.82m x 2.35m) is ideal for those working from home.





Description

The heart of the home is the stunning extended rear of the property. The dining room, measuring 17'4" x 12'1" (5.29m x 3.68m), is a generous space for family meals and entertaining, and opens through double doors into the conservatory (15'7" x 10'2", 4.74m x 3.10m). With its own double doors to the garden, the conservatory creates a wonderful flow between indoor and outdoor living. The kitchen, measuring 15'5" x 7'4" (4.70m x 2.24m), is fitted with a range of units and an integrated hob, and connects to an additional garden room or utility space of 9' x 8'8" (2.75m x 2.64m), which also benefits from double doors opening onto the garden.

The landing leads to four bedrooms and the family facilities. The principal bedroom to the front measures 14'6" x 12'10" (4.41m x 3.92m) and features an elegant bay window. There are then two other well-proportioned doubles, while the fourth bedroom, measuring 14'11" x 6'8" (4.54m x 2.04m), is a versatile room well suited to a nursery, dressing room or home office. The first floor is served by a family bathroom with bath, together with a shower room, providing excellent flexibility for a busy household.

The loft conversion provides a fifth bedroom of 15'2" x 13'9" (4.62m x 4.19m), enjoying rooflight windows, eaves storage and its own en suite shower room. It is ideal as a guest suite, teenage retreat or additional principal bedroom.

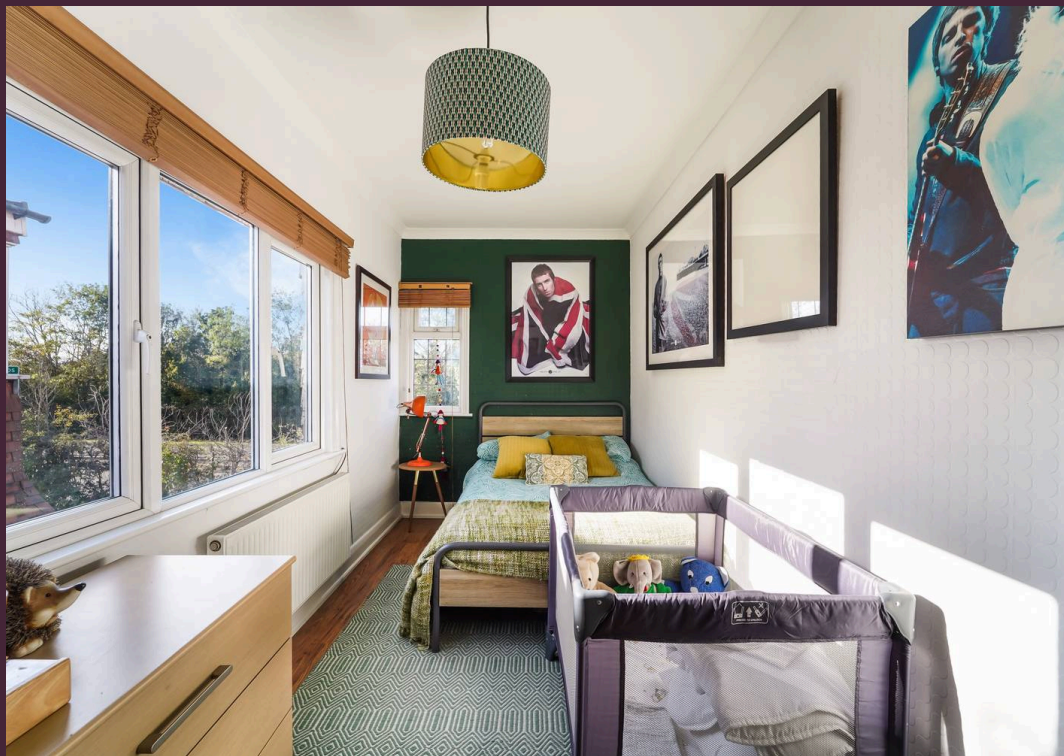
To the rear, a 408 sq ft (37.95 sq m) outbuilding offers a garage/workshop (18' x 14'1") and adjoining storage room (18' x 7'8"). Scope to convert to a home office or gym, subject to consents.



Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side. Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Council Tax band: E

Tenure: Freehold





Ewell By Pass

Total Area: 2330 SQ FT • 216.50 SQ M
(Including Outbuilding)
Outbuilding Area : 408 SQ FT • 37.95 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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