

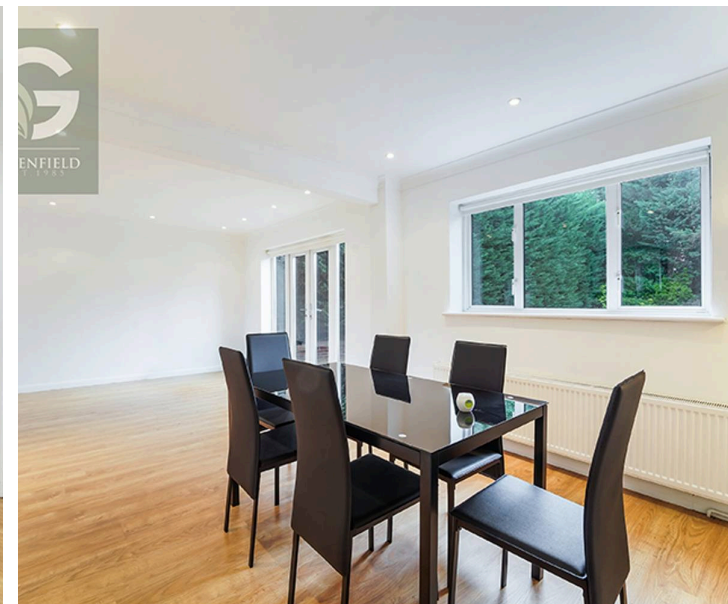
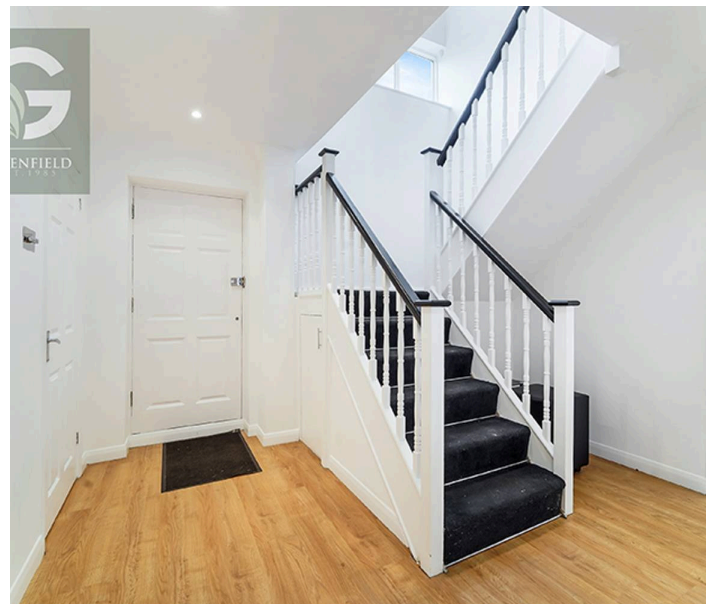
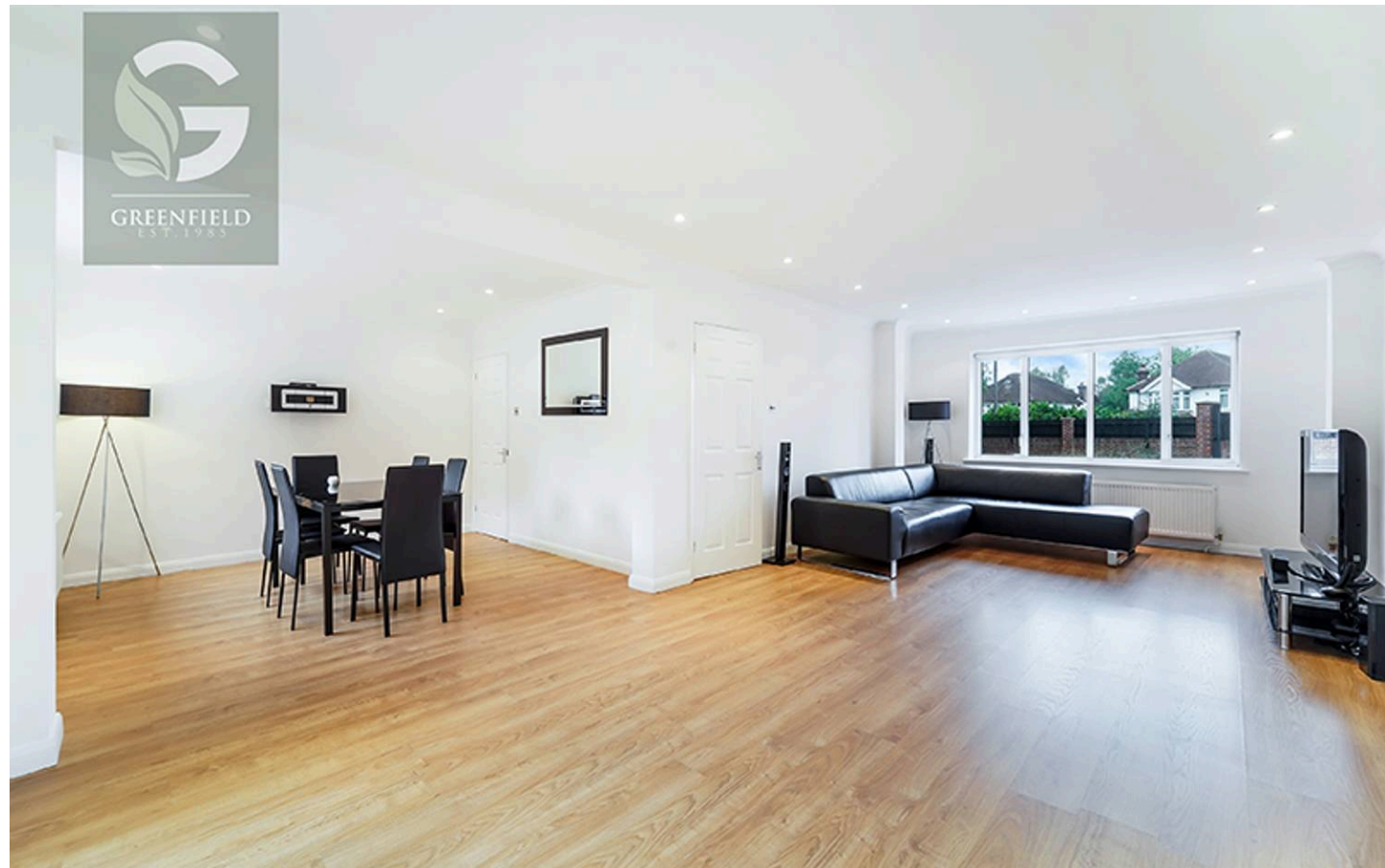


102 Cheam Road, East Ewell, Epsom, Surrey – KT17 3EW

Modern 4 Bed Detached with triple garage block

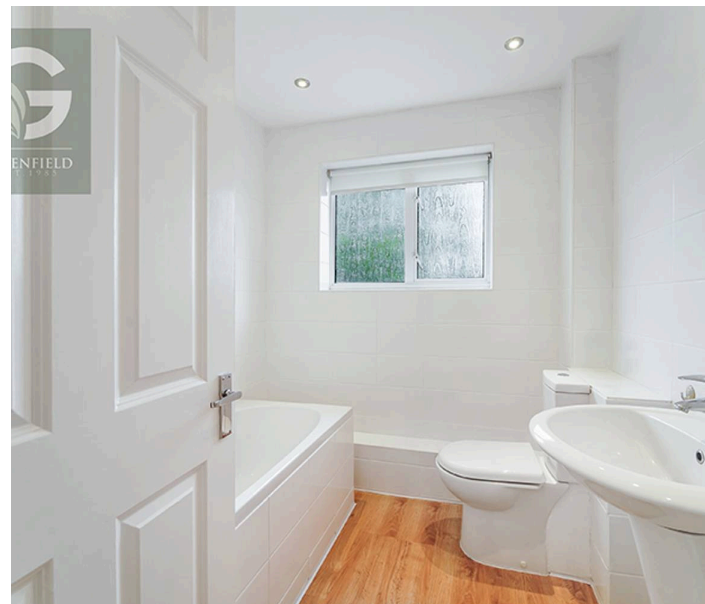
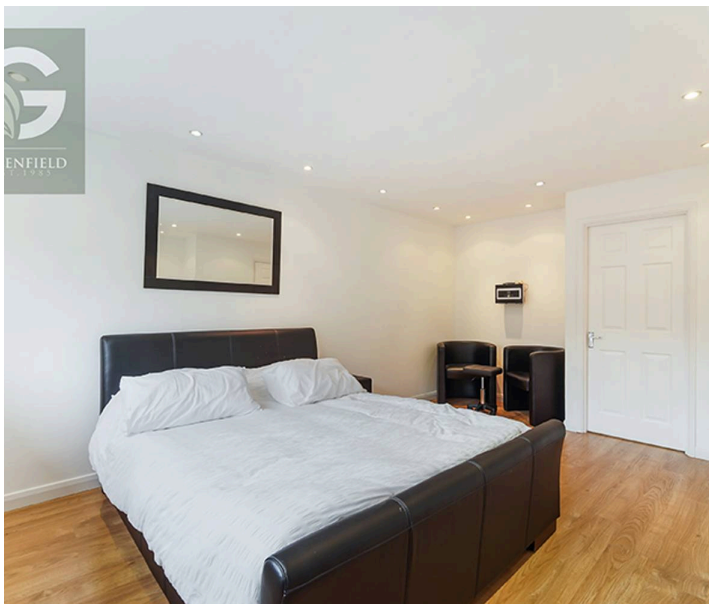
- Spacious 4 bed detached home with rare attached triple garage block
- Amazing possibilities for converting the triple garage into annexe or extra rooms (STPP)
- No onward chain – vacant possession
- Large driveway parking area with option to have gates
- Generous sized front & rear gardens
- Close to East Ewell train station and good local bus services

**NO ONWARD CHAIN – TRIPLE GARAGE WITH ANNEXE POTENTIAL** – This exceptional four-bedroom detached residence presents a rare opportunity to acquire a premium family home, thoughtfully designed to offer both space and versatility, and ideally positioned for convenient access to East Ewell train station and excellent local bus links. Upon entering, you are greeted by a welcoming hallway that leads to two well-proportioned reception room creating an inviting atmosphere for both relaxation and entertaining. The spacious lounge offers ample room for comfortable seating and features elegant detailing, while the adjoining dining room provides the perfect setting for family meals or more formal gatherings. The kitchen is fitted with generous worktop space, complemented by a practical layout that will appeal to keen cooks. Four generously sized bedrooms are arranged across the upper floor, each offering ample storage and flexibility for family living, home working or guest accommodation. The principal bedroom benefits from an en suite, while the family bathroom is presented with contemporary fixtures and fittings. A particular highlight of this property is the attached triple garage block, a highly sought-after feature that not



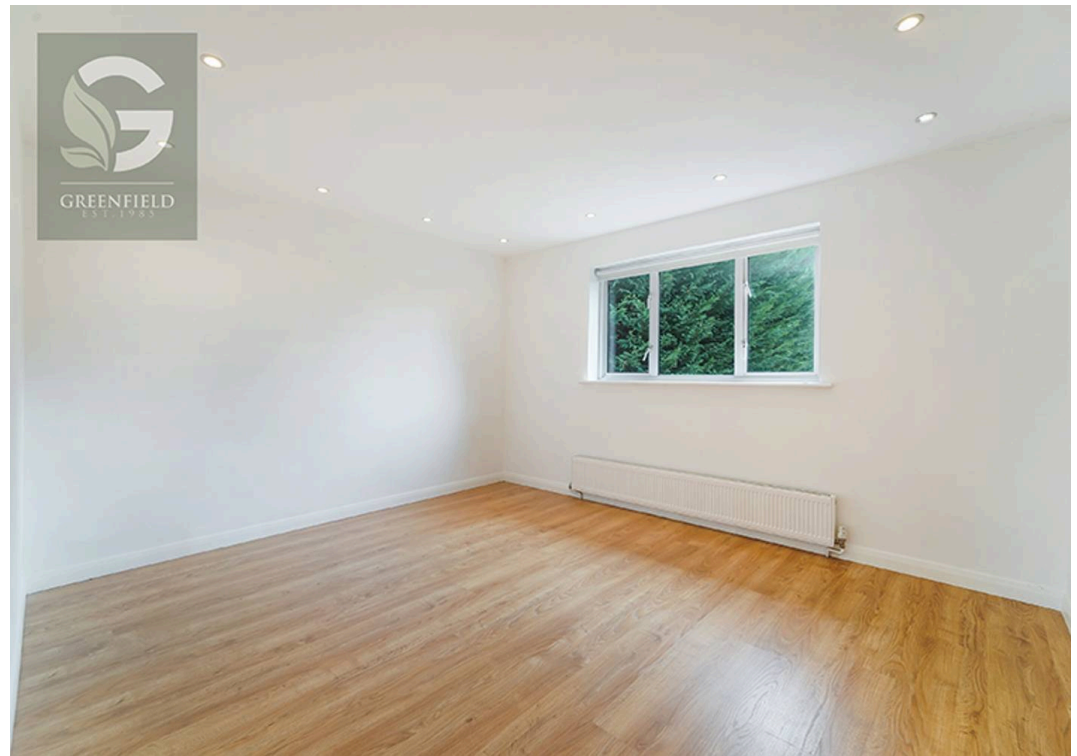
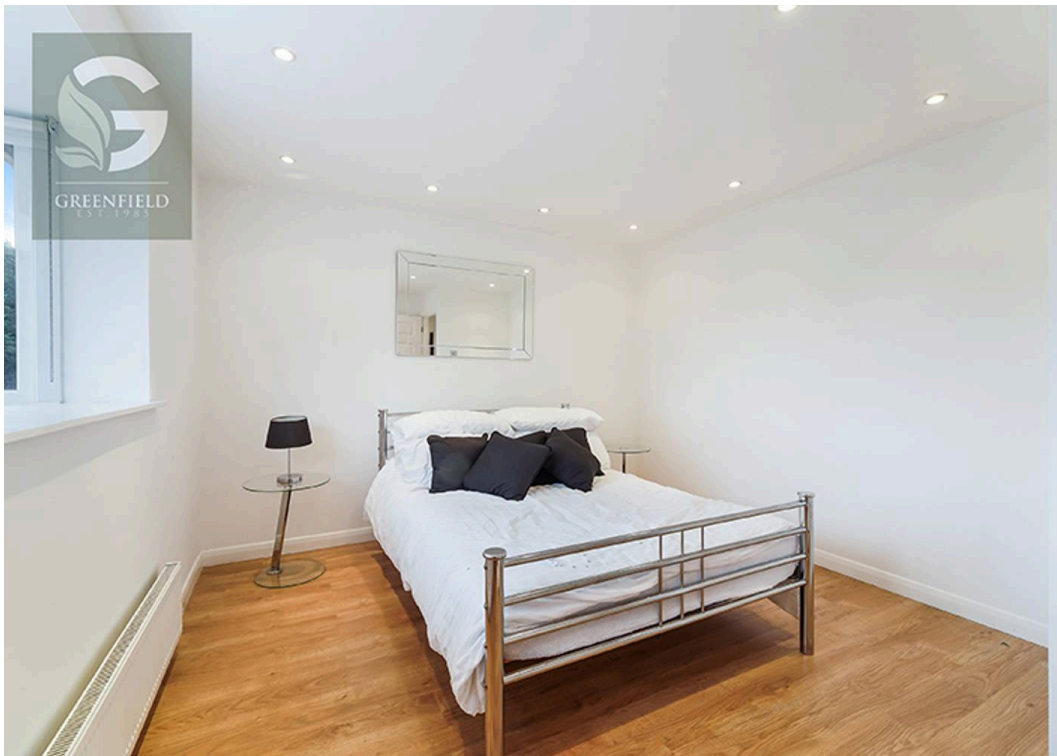


The principal bedroom benefits from an en suite, while the family bathroom is presented with contemporary fixtures and fittings. A particular highlight of this property is the attached triple garage block, a highly sought-after feature that not only provides extensive secure parking and storage but also offers remarkable potential for conversion into an annexe, home office suite or additional living space (subject to planning permission), making this home ideally suited to multi-generational living or those seeking a bespoke area for hobbies or business use. The property is offered with no onward chain, ensuring a smooth and swift transaction for discerning buyers, and is presented with vacant possession, allowing for swift occupation. The large driveway provides ample off-street parking and the option to install gates for added privacy and security. Located within easy reach of local amenities, reputable schools and leisure facilities, this house combines the perfect blend of practicality and prestige, making it an outstanding choice for families seeking a forever home in a well-connected yet peaceful setting. Early viewing is highly recommended to fully appreciate the scale, flexibility and premium lifestyle that this remarkable property has to offer.



Council Tax band: G

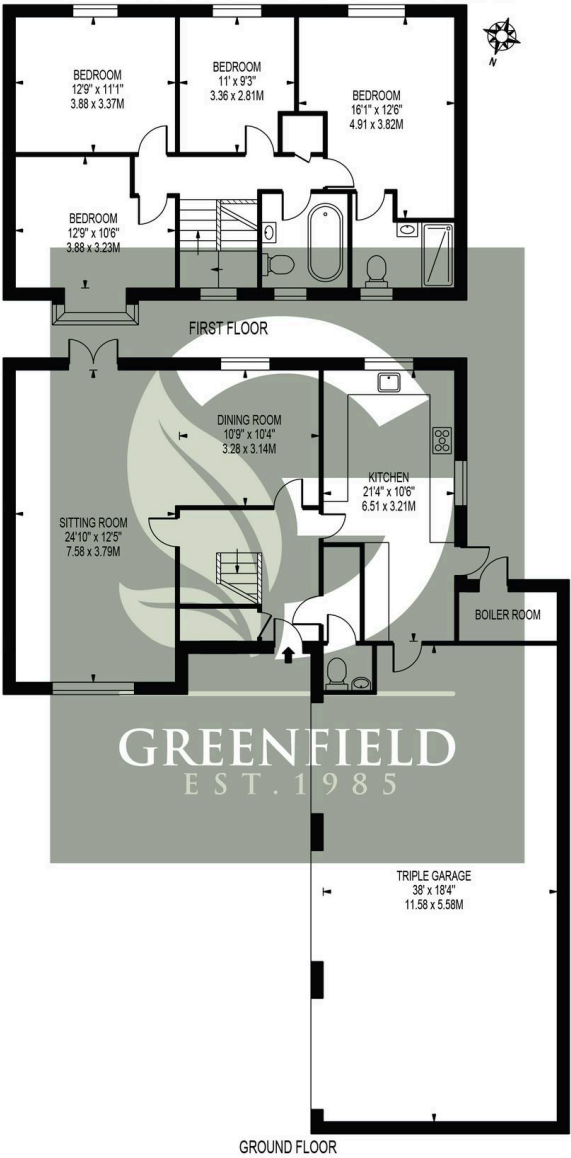
Tenure: Freehold





CHEAM ROAD,  
EAST EWELL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2282 SQ FT - 212.04 SQ M  
(INCLUDING TRIPLE GARAGE & EXCLUDING BOILER ROOM)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF TRIPLE GARAGE: 695 SQ FT - 64.56 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF BOILED ROOM: 31 SQ FT - 2.88 SQ M



GROUND FLOOR  
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 OR 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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