



The **PERSONAL** Agent

91 Ewell By Pass, Epsom
£600,000

Epsom

- Study/4th Bedroom
- Three Bedroom Semi Detached
- Wraparound Side and Rear Extension
- Level Garden. Detached Garage and Private Driveway
- Stylish Family Bathroom
- Enclosed Porch and Entrance Hallway
- Lounge with Adjoining Family Room
- Kitchen/Dining Room
- Three First Floor Bedrooms
- Ground Floor Shower Room

A beautifully presented three/four bedroom semi detached home, featuring a spacious ground floor wraparound extension and two modern and stylish bathrooms.

The property benefits from a detached garage to the rear and a private driveway to the front, and is ideally positioned close to Stoneleigh Broadway and Station (Zone 5 and 30 mins to Waterloo) and Ewell Village, offering excellent access to local amenities, transport links, and highly regarded schools. The home is offered to the market with no onward chain.

One of the most striking features of this exceptional home is the thoughtfully designed ground floor living space. The accommodation begins with a bright and elegant front aspect lounge, featuring a large bay window dressed with classic wooden shutters and centred around a charming feature fireplace. Bespoke carpentry within the lounge provides elegant and discreet storage solutions, thoughtfully enhancing both the aesthetic appeal and everyday functionality of the space.





Description

The lounge flows seamlessly into a welcoming family room, which in turn opens into the superb rear kitchen/dining room extension, creating a cohesive and sociable layout ideal for modern living. The extended kitchen is beautifully appointed with a fully fitted suite and matching breakfast bar, perfectly suited for both everyday use and entertaining. From the kitchen, there is access to a versatile study/home office, which could equally serve as a fourth bedroom, offering excellent flexibility for growing families or those working from home. A contemporary and stylish ground floor shower room, finished to a high standard, completes the downstairs accommodation.



The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions. In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Total Area: 1580 SQ FT • 146.78 SQ M

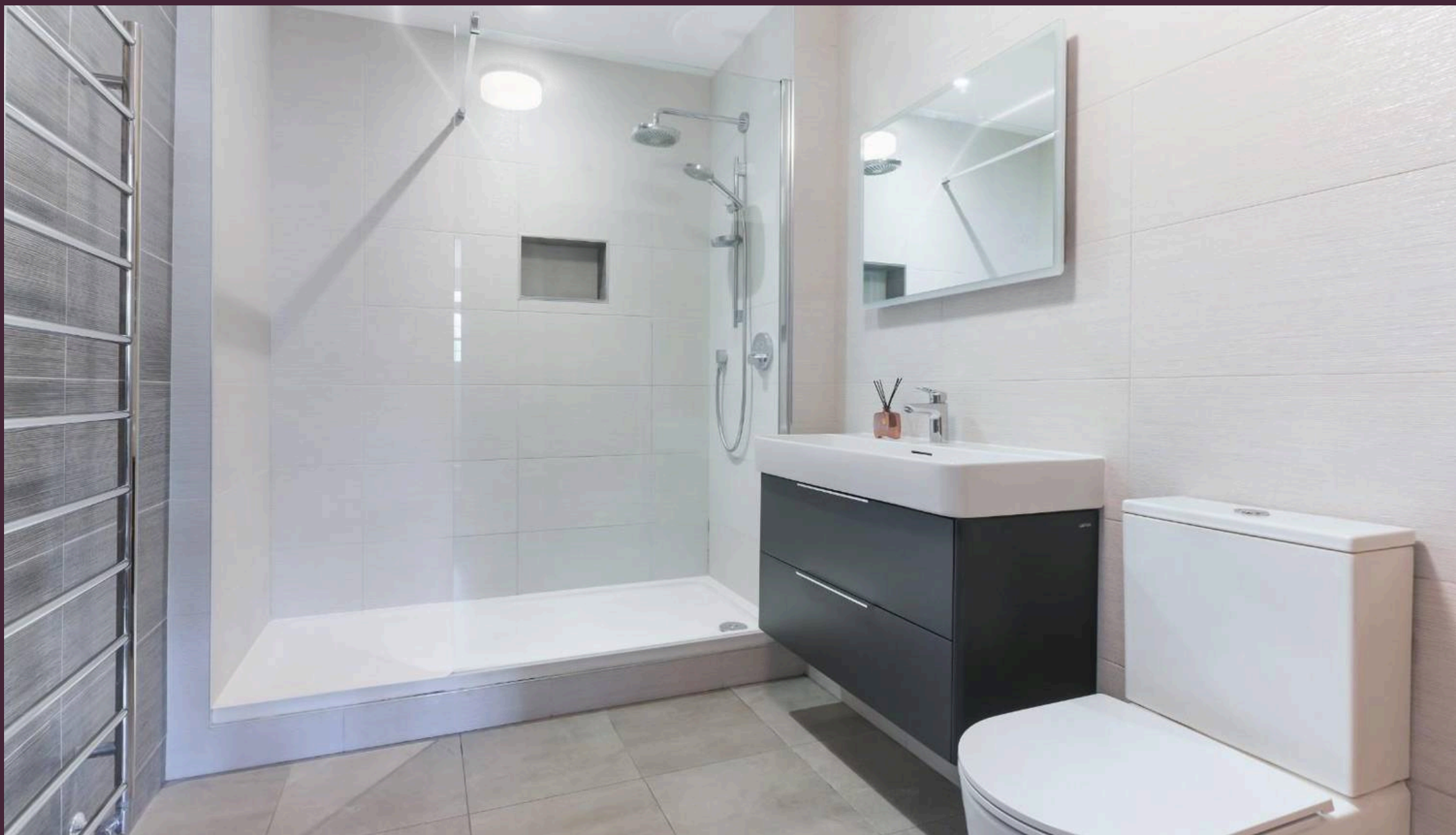
(Including Garage)

Garage Area : 193 SQ FT • 17.92 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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