



The **PERSONAL** Agent

132 Pams Way, Epsom
£750,000

Epsom

- Conveniently located close to excellent schools, transport links and local amenities
- Presented in good condition throughout
- Semi detached four bedroom family home
- Offered to market chain free
- Spacious kitchen/breakfast room with central island
- Over 1,800 sq ft of accommodation
- Stunning 27ft dual aspect reception/dining room
- Principal bedroom with en-suite shower room
- Integral garage and off-street parking
- Separate utility room and dedicated home office

The Personal Agent are delighted to welcome to the market this substantial and beautifully proportioned four bedroom detached family home, offering over 1,800 sq. ft. of versatile accommodation and presented in good condition throughout, all while being offered to the market with no onward chain.

The ground floor has been thoughtfully designed for modern family living, with a welcoming entrance hall leading to an impressive 27ft dual aspect reception and dining room, providing an exceptional entertaining space with a beautiful bay window to the front and ample room for both formal dining and everyday living. To the rear of the property is a spacious kitchen/breakfast room, featuring generous worktop and cupboard space, a central island and direct access to the garden. A separate utility room keeps the practical elements of family life tucked away, while an adjoining home office offers the ideal space for those working from home. Completing the ground floor is a downstairs WC and internal access to the integral garage.





Description

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the benefit of its own en-suite shower room, while the remaining bedrooms are all generous doubles, making the home perfectly suited to growing families. A family bathroom serves the additional bedrooms, with the layout providing excellent flexibility for family life. Externally, the property benefits from a private rear garden, ideal for outdoor entertaining and children's play, while to the front there is off-street parking leading to the integral garage, providing further storage or secure parking.



Pams Way is a highly regarded residential location, popular with families thanks to its excellent local schools, nearby parks and open green spaces, convenient transport links and easy access to both Epsom and Ewell. Combining generous living accommodation, practical family features, a chain-free position and a desirable location, this is a fantastic opportunity to acquire a wonderful family home ready to move straight into. Ewell Court remains one of the area's most sought after family locations, renowned for its excellent local schools, nearby parks, convenient transport links and strong sense of community. The property is also ideally positioned for easy access to Ewell Village, Epsom Town Centre and a wide range of local amenities. Adding to its appeal, the property is within close proximity to the beautiful Hogsmill Local Nature Reserve, a fantastic destination for family walks, dog owners and those who enjoy the outdoors. There are also a number of nearby parks and open green spaces, offering children's play areas, football pitches, tennis courts and recreational facilities, making this an exceptional location for families looking to enjoy an active lifestyle.

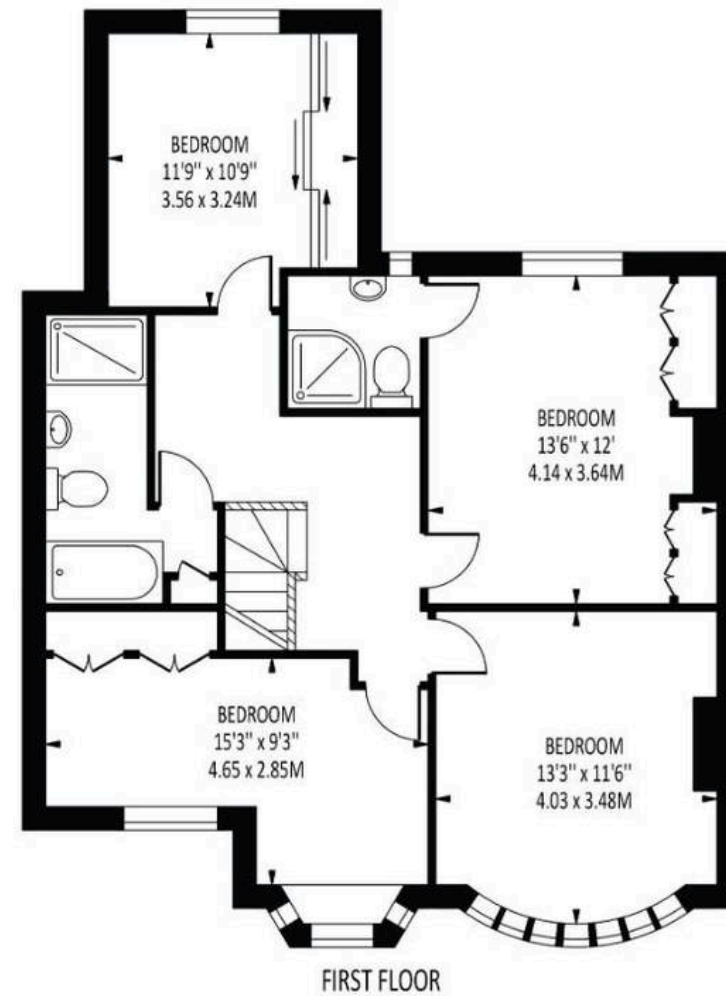
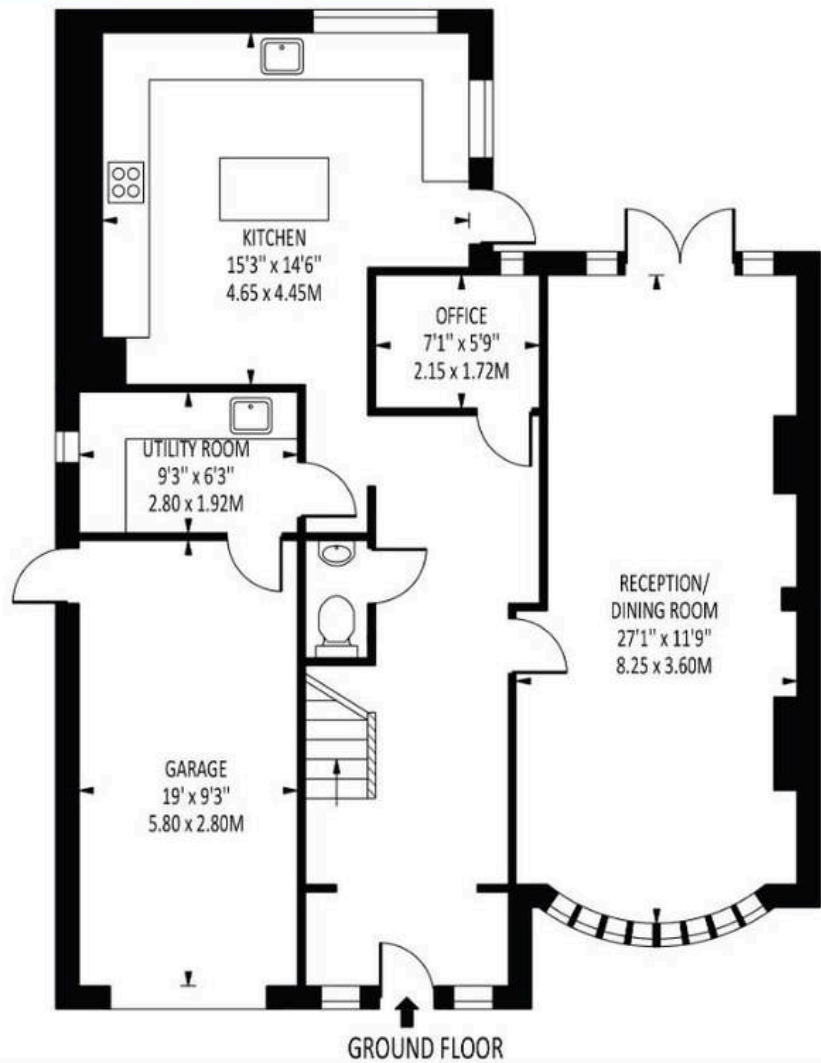
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







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