GREENFIELD
EST. 1985
Green Lanes, Ewell, Epsom KT19 9UJ
£775,000

16 Green Lanes

Epsom

- Stunning expertly extended 4/5 bedroom semi-detached family home
- Sought after Green Lanes location close to West Ewell station & Hogsmill Nature Reserve
- Stunning open plan rear reception/kitchen/diner
- Full extension including rear and loft with en suite

A beautifully finished four/five-bedroom semi-detached family home situated on one of Ewell's most sought-after residential roads, overlooking a tree-lined green leading up to the Hogsmill Nature Reserve.

The property has been thoughtfully extended and finished throughout to a high standard, offering spacious and versatile accommodation ideal for modern family living. The ground floor features a large open-plan kitchen/dining/reception space to the rear, creating an excellent main living area with direct access to the garden. There is also a separate front reception room and a useful office/bedroom, providing flexibility for family life or working from home.

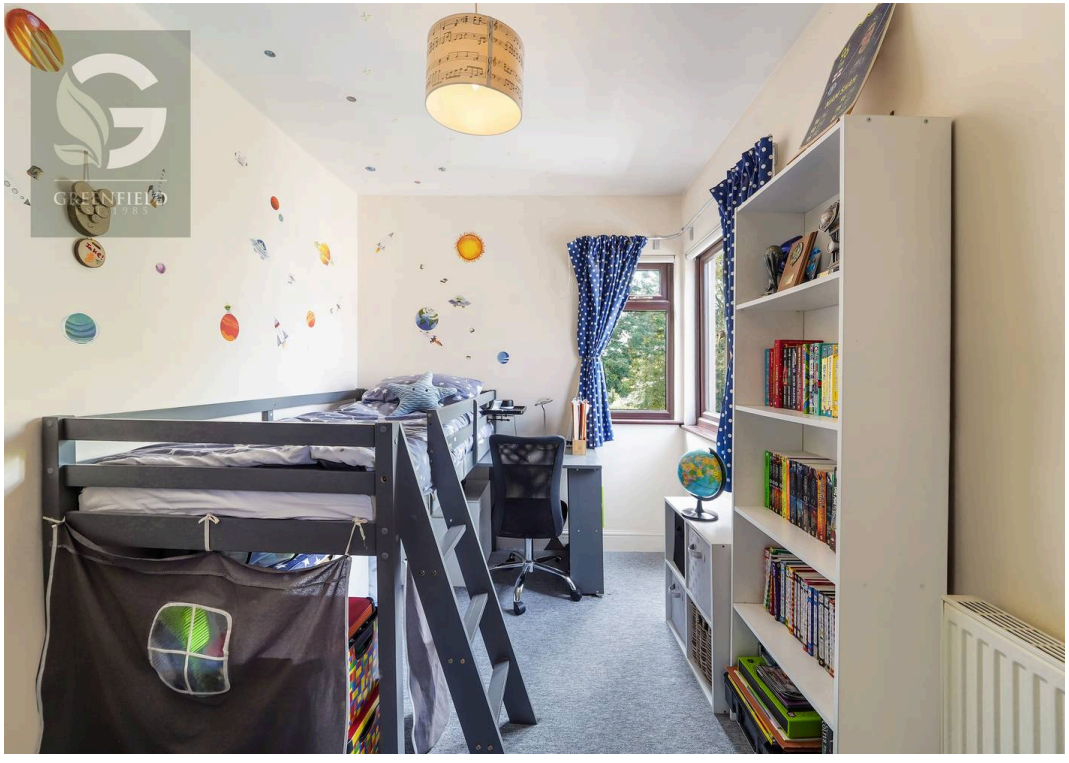
The first floor provides three well-proportioned bedrooms and family accommodation, while the loft has been converted to create an additional bedroom with its own en suite shower room.

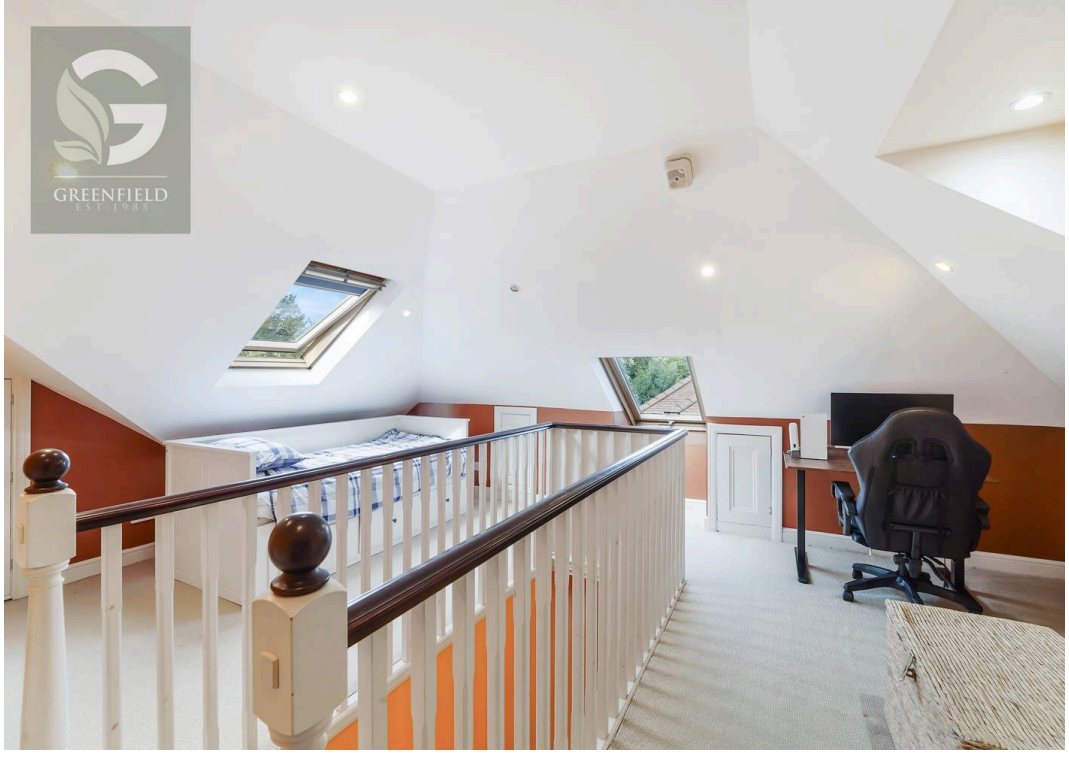
16 Green Lanes

Epsom

Beautifully finished 4/5 bedroom semi-detached family home on the sought-after Green Lanes overlooking a tree-lined green leading to the Hogsmill Nature Reserve. Accommodation includes large open-plan kitchen/diner/reception to the rear, separate front reception, three bedrooms to the first floor and loft bedroom with en suite.

Green Lanes is a sought-after residential road in Ewell, offering a pleasant family setting with a tree-lined green and stream directly to the front of the property. The area provides convenient access to local schools, shops and everyday amenities, with both Ewell Village and Epsom town centre and their wide range of shopping, leisure and transport facilities within easy reach. Ewell West Station provides regular rail services towards London, while the surrounding road network offers convenient connections across Surrey and South West London.





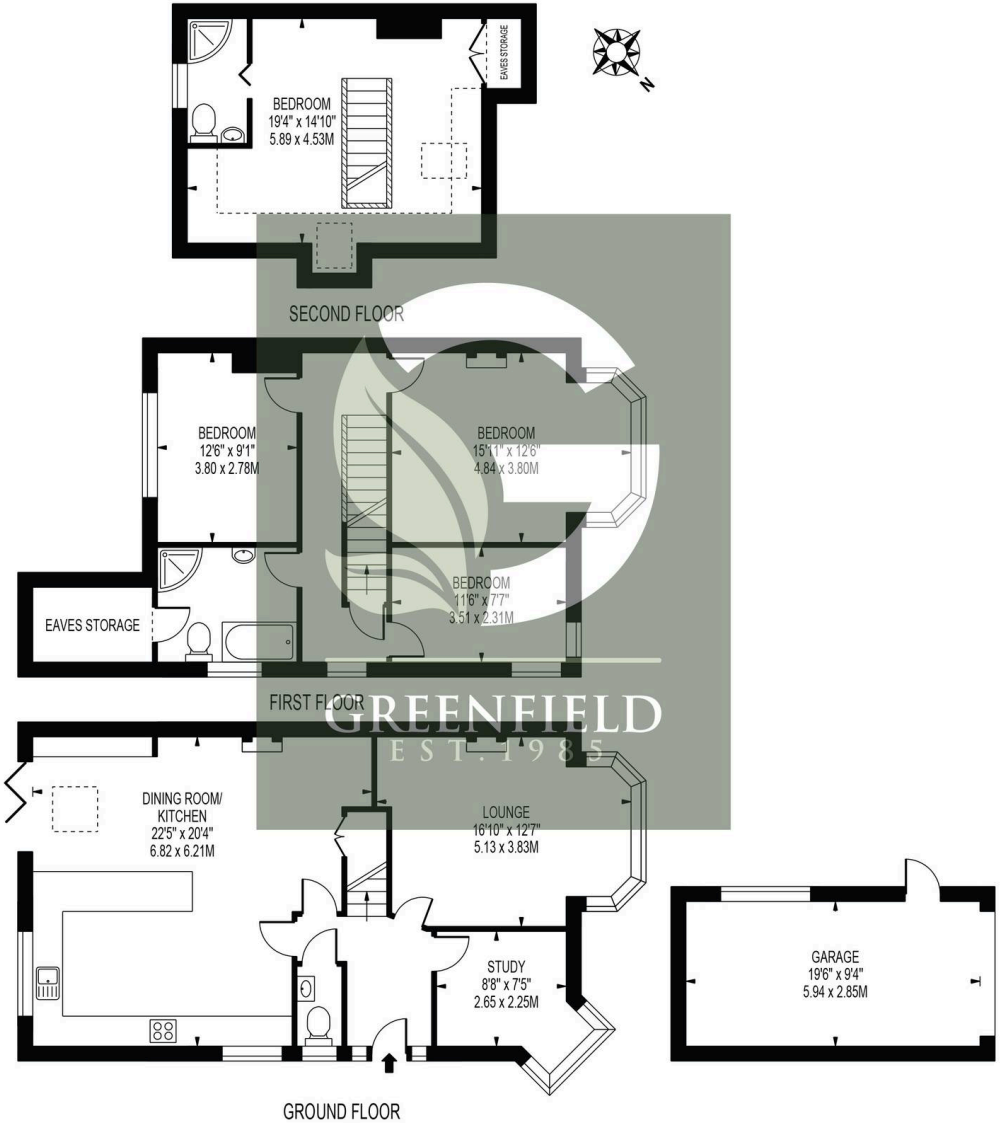
GREEN LANES

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1681 SQ FT - 156.19 SQ M**

(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **118 SQ FT - 10.94 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **182 SQ FT - 16.93 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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