



Ewell By Pass, Epsom

Epsom

£550,000



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Epsom

- Three-bedroom semi-detached 1930s family home
- Stunning 99ft x 26ft rear garden – a rare find
- Two separate reception rooms, one with feature fireplace
- Excellent potential to extend and modernise (STPP)
- Bay fronted
- Well placed for Stoneleigh mainline station, Epsom town centre & sought-after local schools
- Offered with no onward chain

This well loved 1930s semi-detached home comes to market for the first time in many years, offering a wonderful opportunity for buyers to put their own stamp on a property with genuine potential.

The ground floor offers two good-sized reception rooms – a 14'6 front lounge with wide bay window and feature fireplace, and a separate dining room with French doors opening onto the garden. The kitchen sits to the rear with direct garden access, and a ground-floor WC adds everyday convenience. Subject to the usual consents, there is clear scope to extend to the rear and open up the ground floor, as many neighbouring properties have done.

Upstairs are three bedrooms, including a 14'3 principal bedroom with curved bay window served by a family bathroom and separate WC.



Outside

The standout feature is the magnificent rear garden, extending to approximately 99ft. Mainly laid to lawn with a generous patio, mature shrubs, and established borders, it offers privacy, space for children to play, and enormous potential for keen gardeners or future extension plans. The 22ft garage provides excellent storage or workshop space, with driveway parking to the front.

Council Tax band: D

Tenure: Freehold

Ewell By Pass is conveniently positioned between Ewell Village and Epsom town centre, with their combined mix of shops, cafés, and amenities. Ewell East and Ewell West stations are both within easy reach, offering direct services to London Victoria and Waterloo. The area is well served by highly regarded schools, along with the green open spaces of Nonsuch Park and the Hogsmill nature reserve close by. Homes with gardens of this size are increasingly hard to find. Call Kaybridge Residential on 0208 0040 474 to arrange your viewing.



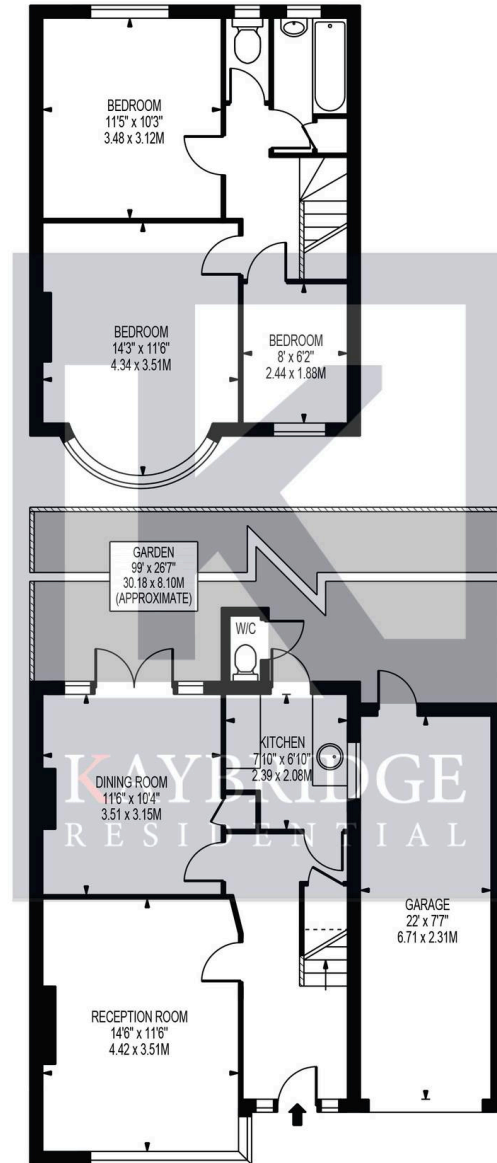


EWELL BY PASS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 866 SQ FT - 80.45 SQ M

(EXCLUDING GARAGE & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 167 SQ FT - 15.50 SQ M



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