



Kingston Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- Two bedroom end of terrace home
- Private front & rear gardens
- Sought after Ewell Village
- Spacious 15ft x 14ft reception
- Stylish modern fitted kitchen
- Bonus office/utility space
- Downstairs W.C.
- Potential to extend in loft and to front (STPP)
- One parking space for small car
- 854 sq ft of space

The Personal Agent are extremely delighted to welcome to the market this well presented two bedroom end of terrace home with private front and rear garden, all set within the ever popular Ewell Village.

Such is the rarity of a property in this location becoming available we are recommending immediate inspection to fully appreciate the position, garden and close proximity to the village.

Whether you are wanting to downsize but not downgrade, a first time buyer or an investor, this property offers something for everyone with its truly versatile accommodation and fantastic position in Ewell Village.

With so much to offer and the potential to extend (STPP) we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.



As you step inside the welcoming hallway, you are greeted by a 15ft x 14ft reception with double doors leading you onto the decked rear garden which is ideal for entertaining guests or simply relaxing with your loved ones. The modern fitted kitchen is a chef's dream, offering both style and functionality for your culinary adventures. The ground floor is completed by a downstairs W.C. and 16ft space which is currently being used as an office and utility area.

With two bedrooms and a well appointed white bathroom suite, this property provides a comfortable living space for you to call home. The property spans 854 sq ft, providing ample room for your daily activities and personal touches.

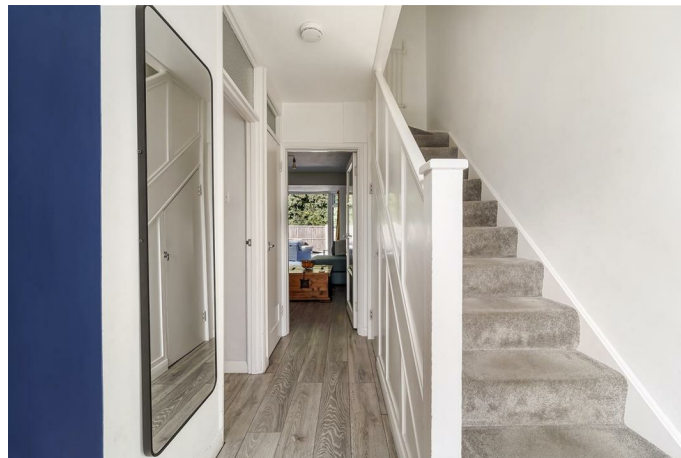
Nestled in a serene neighbourhood, this home offers a practicality and modern convenience in abundance. Don't miss the opportunity to make this lovely property your own and experience the quintessential British lifestyle in Ewell.

Ewell Village offers a variety of shops, restaurants, cafés and

pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools within catchment including the Ofsted Outstanding Glyn and of course both Ewell East and West stations with their connections to Waterloo and London Bridge.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council Tax Band - D

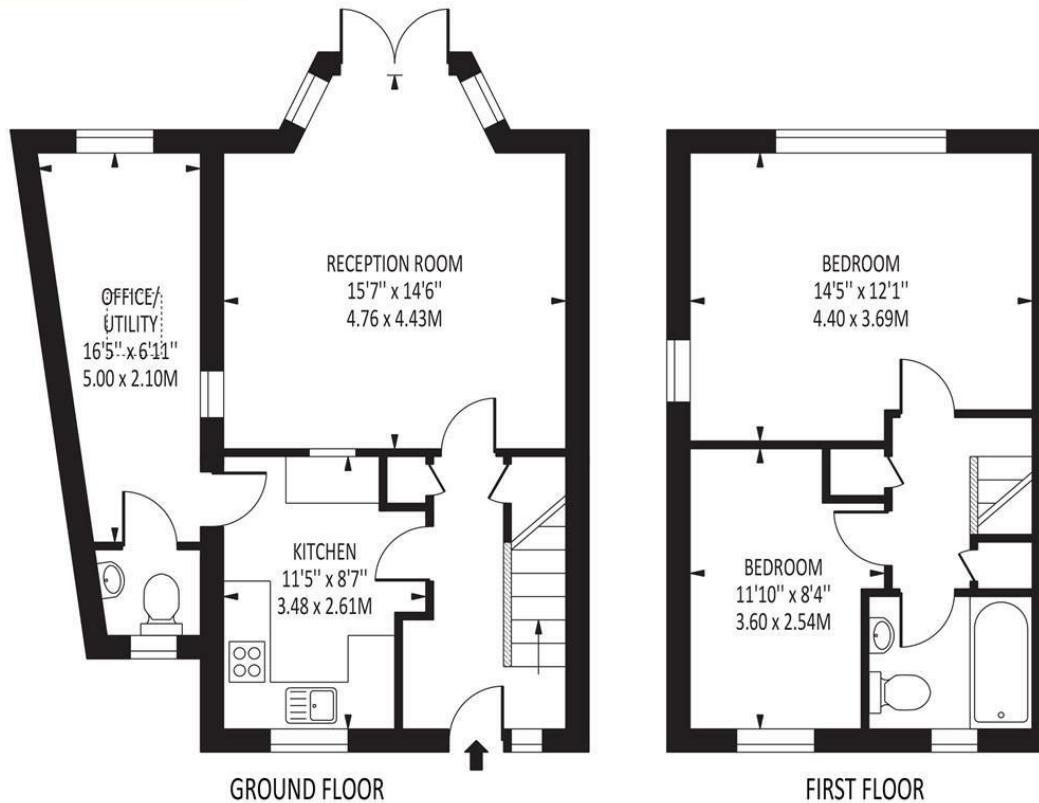




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Total Area: 854 SQ FT • 79.34 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

