

The PERSONAL Agent

Heatherside Road, Epsom

Guide Price £800,000

Heatherside Road

Epsom

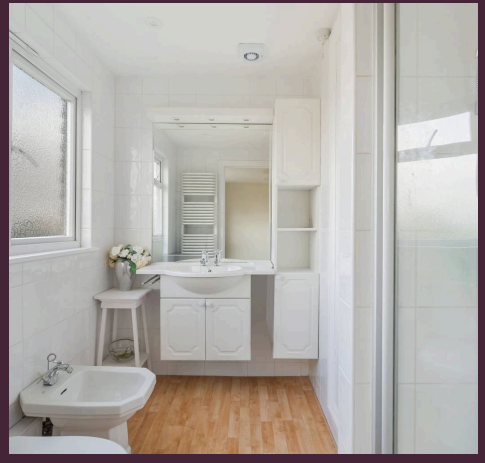
- Beautifully presented five-bedroom family home
- Spacious accommodation extending to approximately 1,644 sq. ft.
- Two generous reception rooms
- Spacious kitchen/diner providing an excellent family and entertaining space
- Four bedrooms arranged across the first floor
- Impressive second-floor principal bedroom with en-suite shower room
- Family bathroom and additional en-suite facilities
- Versatile detached garden room, ideal for home working or hobbies
- Separate garden storage area
- Sought-after Heatherside Road location in West Ewell

Offering generous and versatile accommodation arranged over three floors, this attractive property provides an excellent balance of living and entertaining space, making it an ideal choice for growing families.

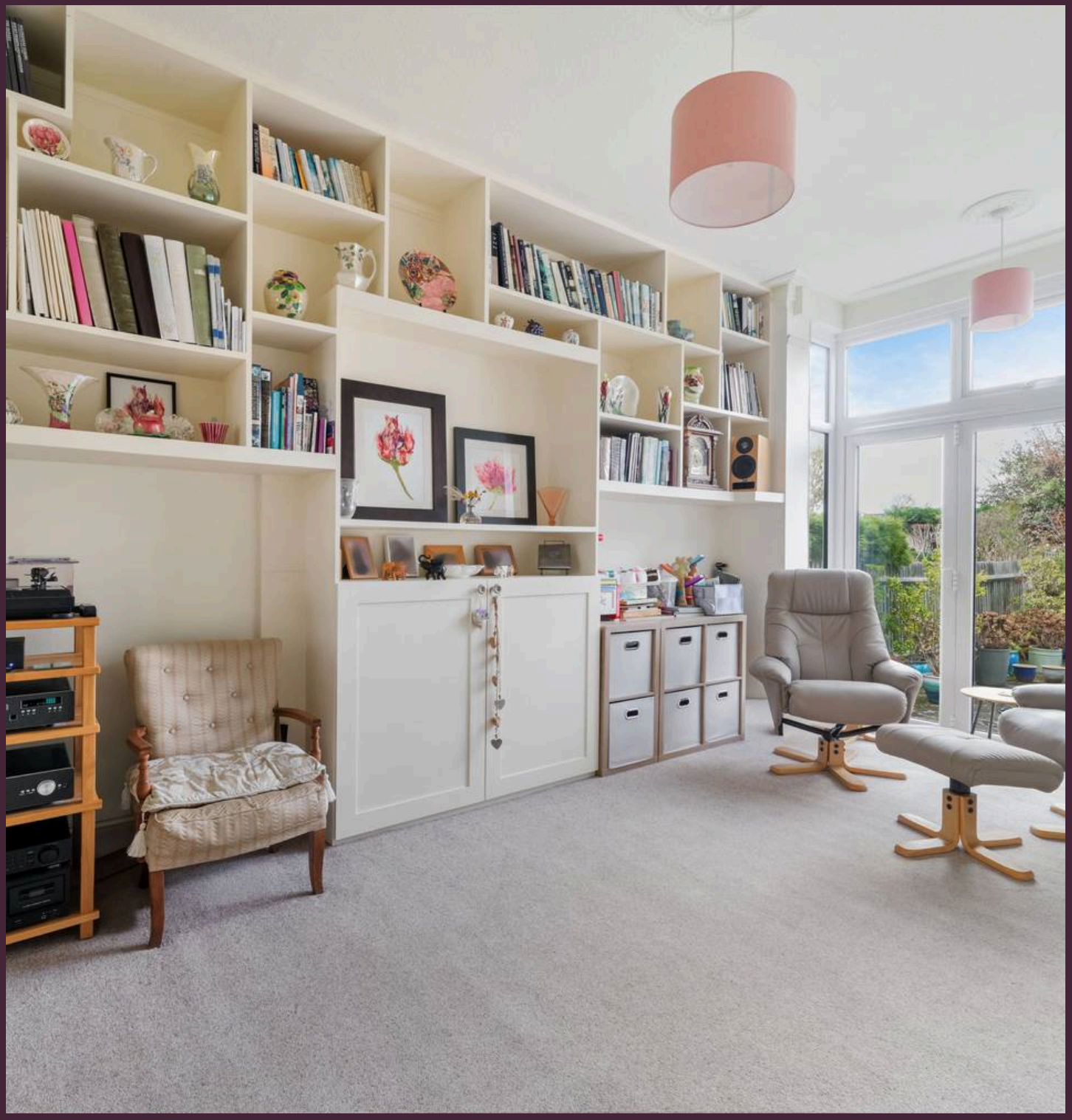
The ground floor comprises two well-proportioned reception rooms, offering excellent flexibility for both formal entertaining and everyday family living. To the rear, a spacious kitchen/diner provides a fantastic hub of the home, with ample room for dining and access to the garden. A welcoming entrance porch and hallway, together with useful storage facilities, complete the ground floor accommodation.











Description

Moving to the first floor, there are four bedrooms, three of which are particularly well-proportioned, alongside a family bathroom and landing with further storage. The second floor provides an impressive principal bedroom, featuring a generous en-suite shower room and useful wardrobe space, creating an ideal private retreat away from the main living accommodation.

Externally, the property further benefits from a separate garden room, measuring approximately 4.34m x 3.11m, offering fantastic additional versatility as a home office, hobby room or further reception space. A separate garden storage area provides additional practicality.

Extending to approximately 1,644 sq. ft. (152.7 sq. m.), including the versatile accommodation arranged over three floors, this is a substantial family home that offers an excellent amount of space throughout.

Early viewing is highly recommended to fully appreciate the size, presentation and versatility of accommodation on offer.



Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally.

The area is popular with commuters with easy access to both Ewell West and Ewell East train stations, located to the south west of London and offers a good mix of state and independent schools which Ewell Grove and Glynn.

With the addition of a number of popular parks and open spaces nearby with the likes of Ewell Court Park and Horton Park this property really does offer everything buyers will be looking for location wise.

Council Tax band: E

Tenure: Freehold

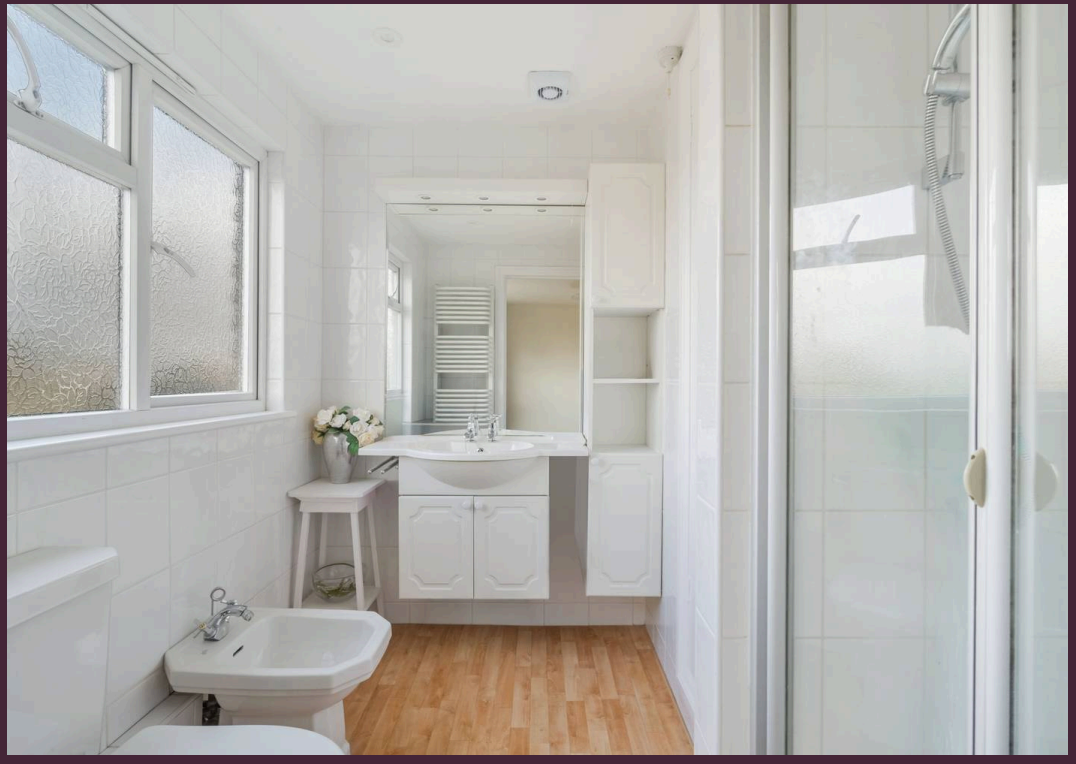
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





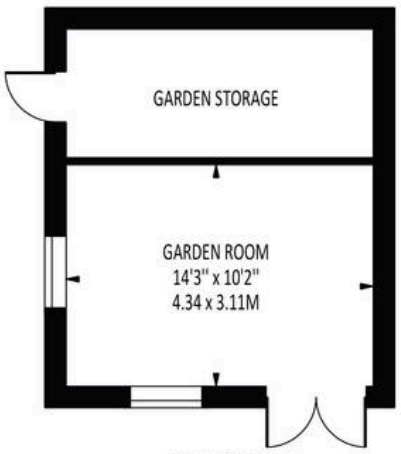




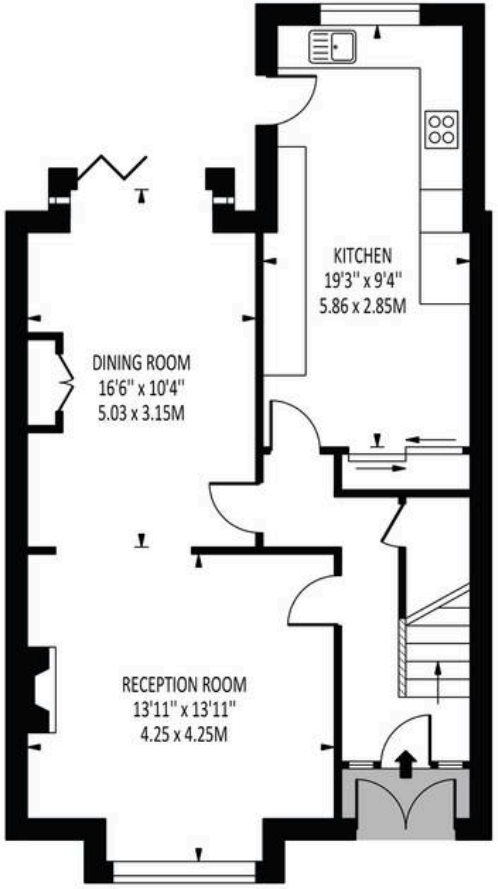
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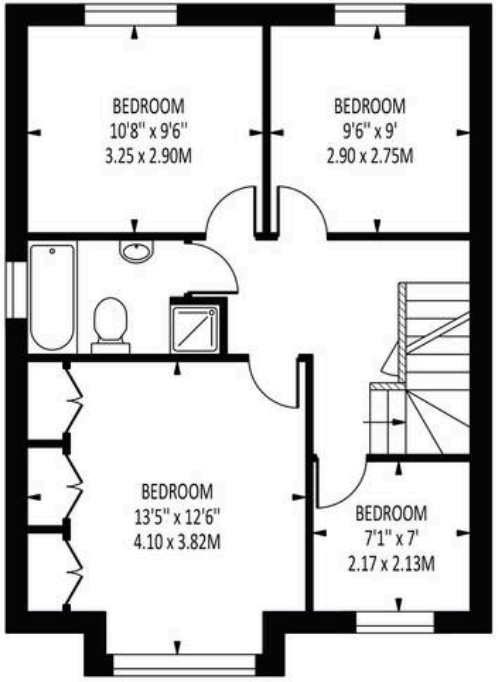
Total Area: 1893 SQ FT • 175.82 SQ M
(Including Eaves Storage & Outbuilding)
Eaves Storage Area : 93 SQ FT • 8.68 SQ M
Outbuilding Area : 231 SQ FT • 21.50 SQ M



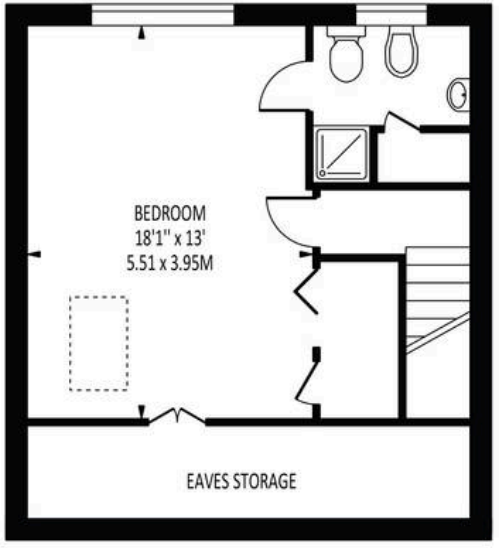
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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 inpspection, 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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