

# Cromwells



**High Street, Epsom, KT17 1SG**

**£450,000**

A rarely available two bedroom detached house with an allocated parking space, situated within an attractive gated mews style development in the heart of Ewell Village. There are a variety of shops, restaurants, leisure facilities and good transport links. Both Ewell East and Ewell West mainline railway stations are close by, with excellent services into Central London. Well regarded local schools include Ewell Castle School, Glynn School and Nonsuch High School for Girls. EPC rating C.

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### **Accommodation**

On the ground floor the double aspect, spacious and open plan living/dining space is bright and modern. It leads to the fitted kitchen, with skylight windows, and to the downstairs cloakroom. Stairs lead to the two double bedrooms with fitted wardrobes and to the family bathroom.

### **Outside**

The gated development has a paved courtyard area. There is an allocated parking space.





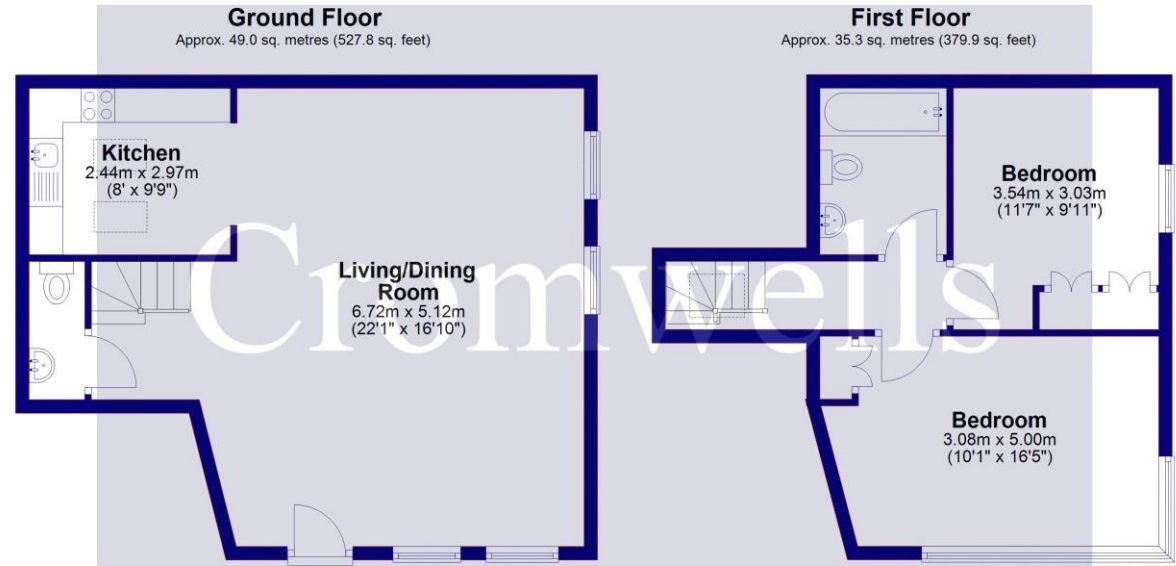
Council Tax - D  
 Tenure - Freehold  
 Approx 907.7 Sq Ft – 84.3 sq m

54-56 High Street  
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 Surrey  
 SM3 8RW

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Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Total area: approx. 84.3 sq. metres (907.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

