

The PERSONAL Agent

Hessle Grove, Epsom

In Excess of £950,000

Hessle Grove

Epsom

- Rarely Available Private Cul-De-Sac
- Moments From Historic Ewell Village
- Four Generous Double Bedrooms
- Superb Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room With Wood Burner
- Dedicated Home Office & Side Storage
- Impressive Principal Bedroom Suite
- Refitted ensuite & modern family bathroom
- Secluded 80ft South Facing Garden
- Vendor Suited With Potential For Swift Move

Tucked away within Hessle Grove, a rarely available private cul-de-sac on the edge of Ewell Village, this beautifully extended four double bedroom family home offers an exceptional balance of location, space and practicality.

Owned by our clients for 20 years, the property has been thoughtfully modernised to create a flexible layout centred around a superb open-plan kitchen, dining and family space overlooking the garden.

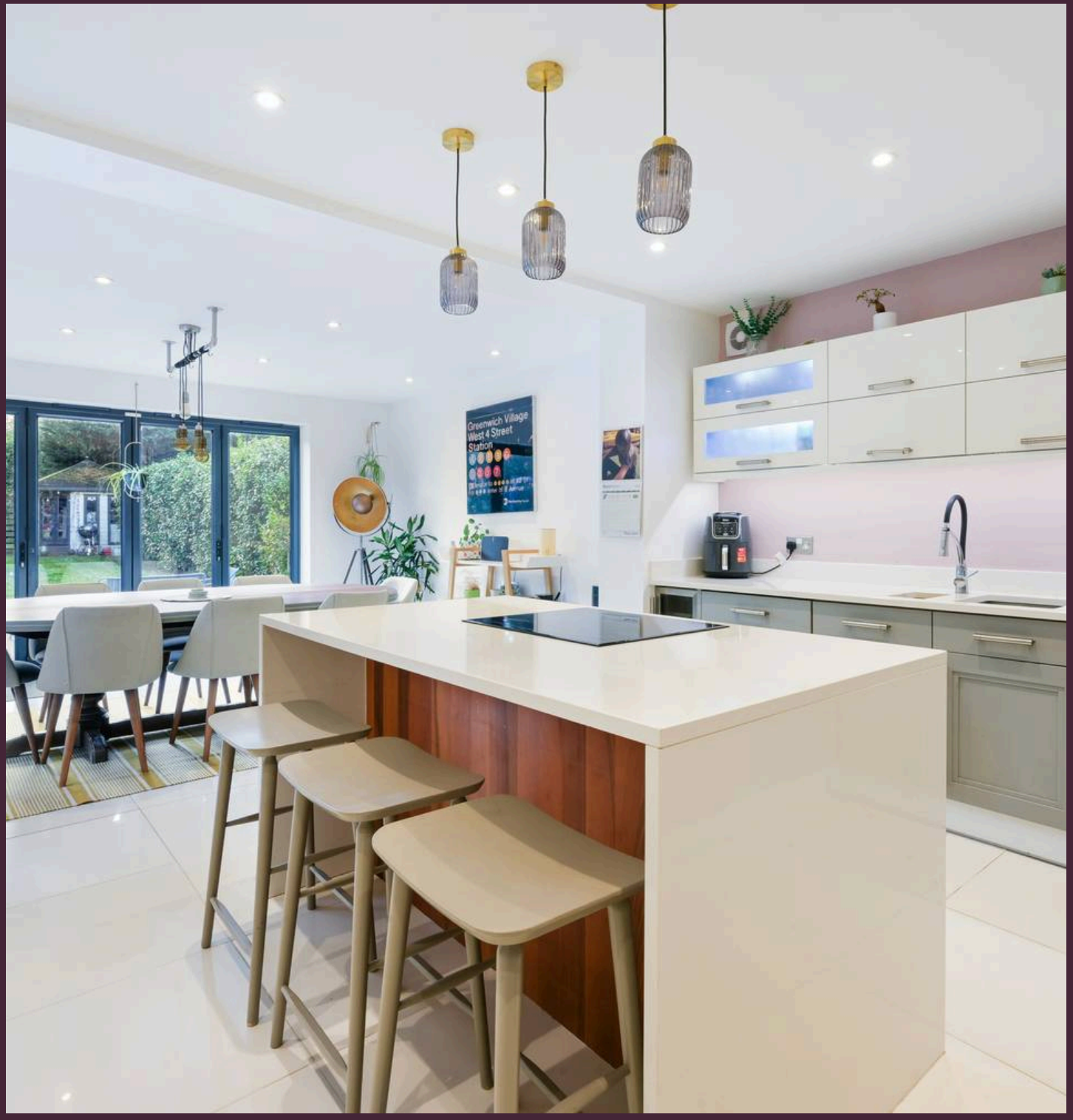
A separate sitting room, dedicated home office and substantial side storage add to its appeal, while the impressive principal bedroom benefits from a recently refitted, boutique-style en suite. Recently replaced windows, an approximately 80ft secluded south-facing garden and off-street parking complete this superb family home.











Description

Our clients purchased their home 20 years ago for the location, and it's easy to understand why they have stayed.

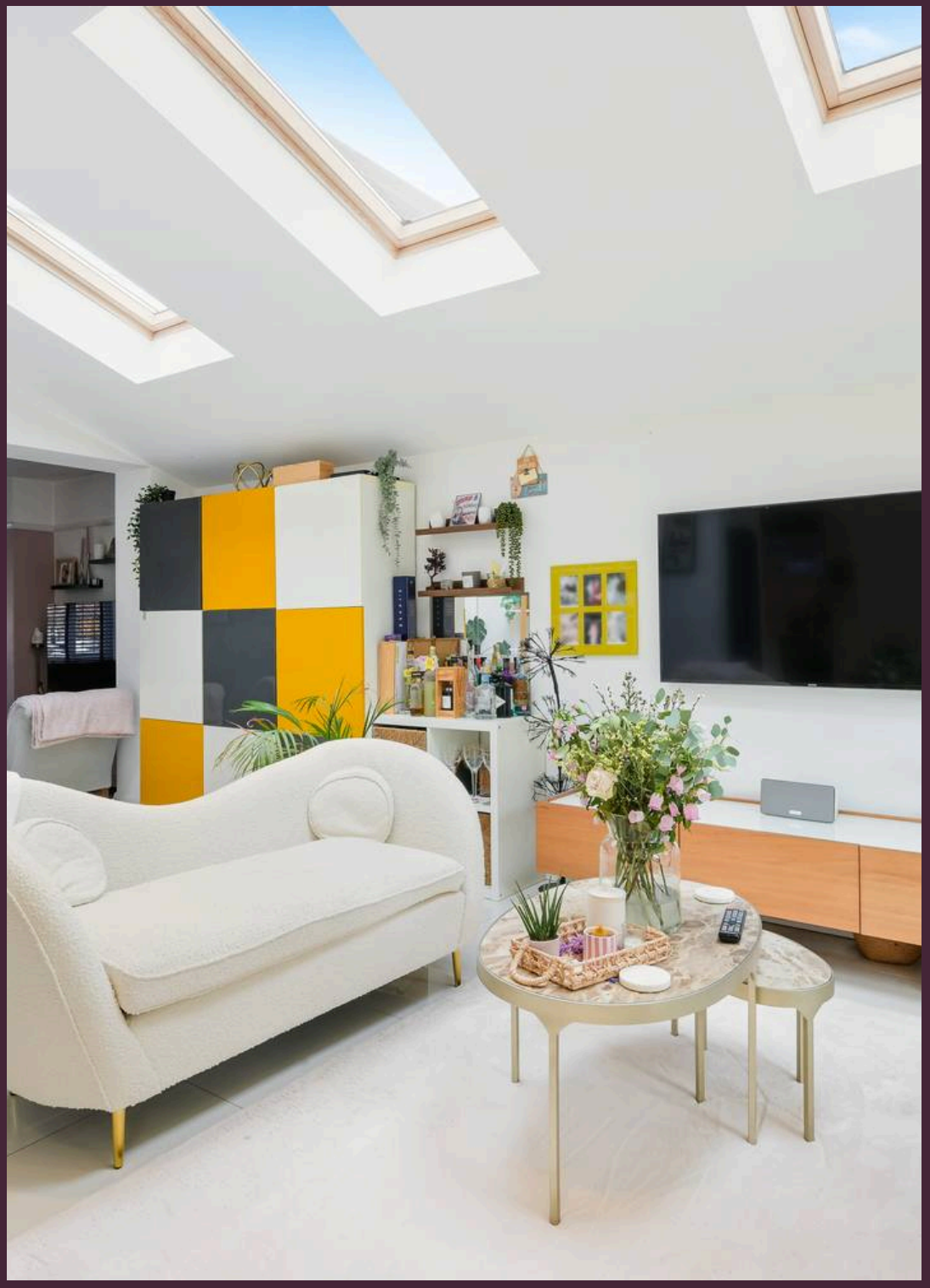
Hessle Grove is a rarely available private cul-de-sac on the periphery of Ewell Village, with Epsom town centre also within easy reach.

Both Ewell East and Ewell West stations are within walking distance, together with a choice of well-regarded schools, making this a particularly convenient setting for family life.

During their ownership, the property has undergone an impressive programme of extension and modernisation, including recently replaced windows.

The ground floor now flows beautifully, with a stylish kitchen featuring generous storage, sleek worktops and a central island, opening into the dining and family areas.

Rooflights and glazed doors flood the space with natural light and connect it seamlessly to the garden, creating an ideal setting for everyday family life and entertaining.



A separate sitting room, complete with a wood-burning stove, provides a cosy retreat away from the open-plan living space.

The dedicated home office is ideal for working from home, while a downstairs cloakroom and substantial side lean-to provide the practical storage that families always need. Upstairs are four double bedrooms, with the principal bedroom particularly impressive in size. Its en suite was completely refurbished just five months ago, with a stylish, high-specification finish that creates a boutique feel.

A modern four-piece family bathroom, incorporating both a bath and separate shower, serves the remaining bedrooms. The rear garden is another real highlight, extending to approximately 80ft and enjoying a secluded, southerly aspect.

A generous terrace provides space for outdoor dining and entertaining, while the lawn and established planting offer plenty of room for children to play.

There is also a summer house, with off-street parking to the front. The location really does cover all bases, with Ewell Village's amenities, excellent schools and both Ewell East and Ewell West stations conveniently accessible, alongside the wider shopping, dining and leisure facilities of Epsom.

Having provided a wonderful family home for two decades, the property is now ready for its next chapter. Importantly, our clients have identified an onward purchase at the end of a chain, potentially allowing for a straightforward transaction and a swift move.

Council Tax band: E

Tenure: Freehold





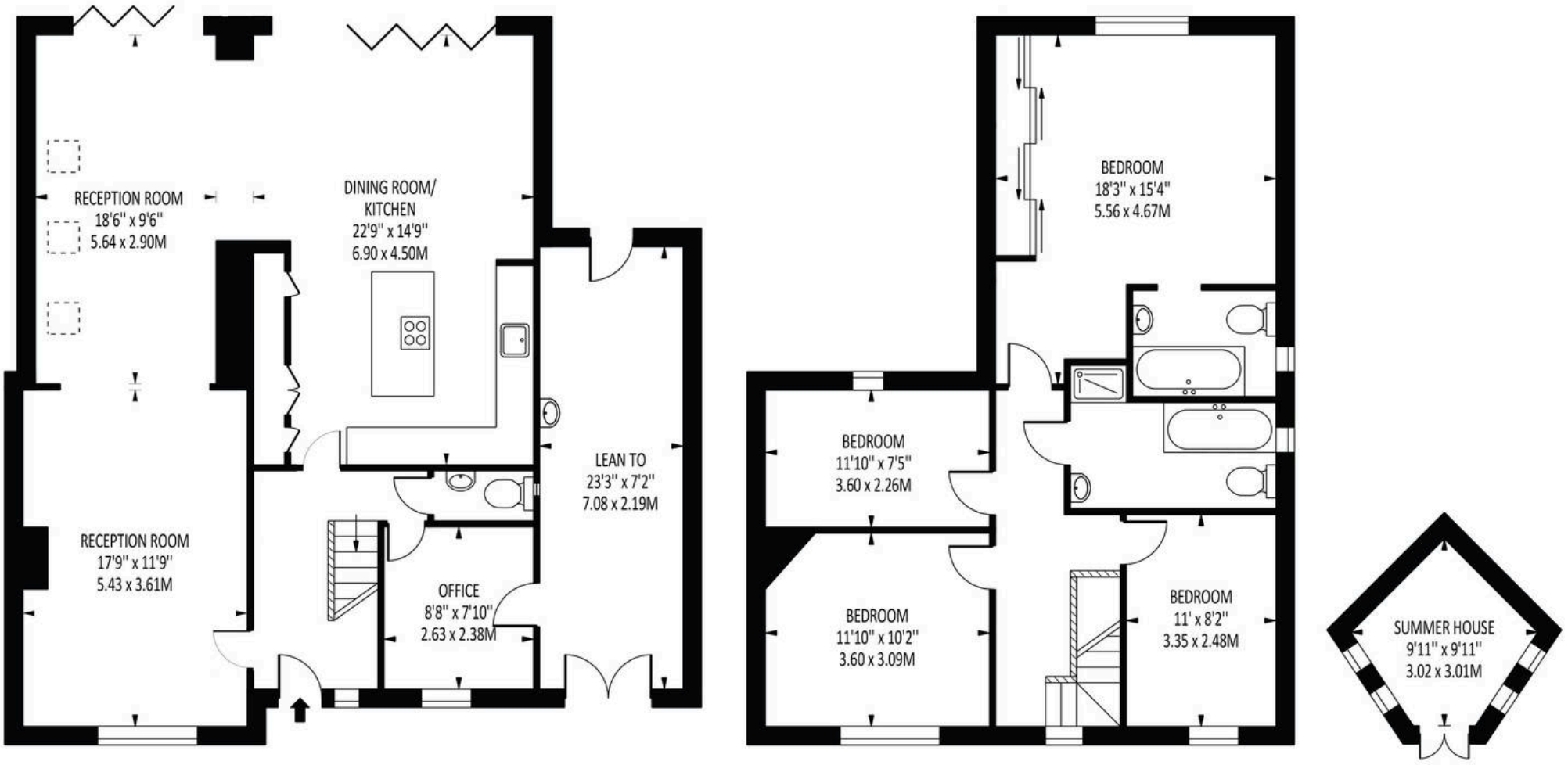




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Total Area: 1930 SQ FT • 179.34 SQ M
(Including Summer House)
Summer House Area : 57 SQ FT • 5.25 SQ M



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 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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