



The **PERSONAL** Agent

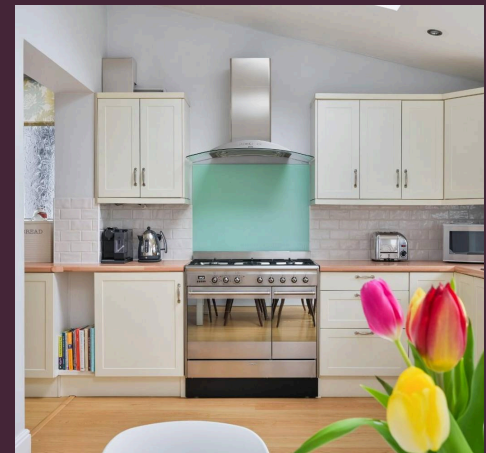
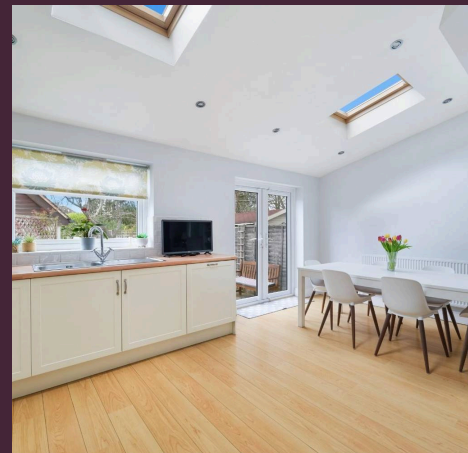
44 River Way, Epsom
£750,000

Epsom

- Close to Hogsmill Nature Reserve, local schools and transport links.
- Three well proportioned first floor bedrooms plus stylish family bathroom
- Mature, private and well established rear garden
- Juliet balcony with sleek glass balustrade and views across the garden
- Two elegant reception rooms offering flexible living and entertaining space
- Beautifully presented and extended family home
- Detached summer house/home office
- Superb loft conversion providing a spacious double bedroom with elegant ensuite
- Impressive 21'3" x 16'9" kitchen/breakfast room
- Detached garage plus off street driveway parking

This beautifully presented four bedroom semi detached home offers an exceptional blend of space, style and tranquillity. Thoughtfully extended and finished with tasteful interiors throughout, it provides the perfect setting for modern family living. Set within the highly sought after Ewell Court area.

The welcoming entrance hall leads to two elegant reception rooms: a bright front lounge ideal for relaxing, and a separate dining room perfectly suited for hosting family meals or more formal occasions. To the rear, the impressive 21'3" x 16'9" kitchen/breakfast room forms the true heart of the home, a beautifully designed, social space with generous work surfaces, room for a large dining table, and seamless access to the garden. It's a room that naturally brings everyone together.





Description

Upstairs, the first floor offers three well proportioned bedrooms, including two generous doubles, all finished with the same refined, contemporary aesthetic. The stylish family bathroom serves this level. A superb loft conversion provides a further double bedroom, elevated by a spacious and elegantly designed en suite shower room. This top floor suite also enjoys a stylish Juliet balcony with sleek glass balustrading, framing peaceful views across the secluded rear garden, a perfect spot to start or end the day. The rear garden is a standout feature, mature, secluded and wonderfully private, offering a sense of tranquillity. At the far end sits a beautifully proportioned detached summer house, perfect as a home office, studio or relaxation space. A detached garage adds further practicality, while the property also benefits from its own private driveway providing convenient parking.



Ewell Court remains one of the area's most favoured residential locations, known for its leafy surroundings, community feel and proximity to the Hogsmill Nature Reserve. Excellent local schools and convenient transport links into central London complete the appeal of this this exceptional home. The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by. Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

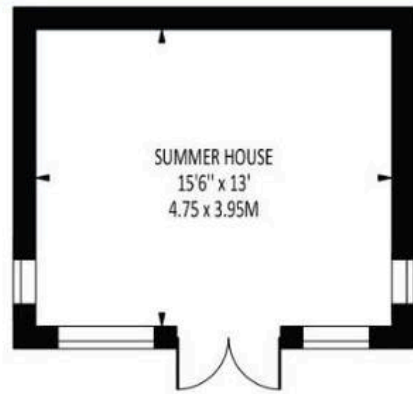


The **PERSONAL** Agent

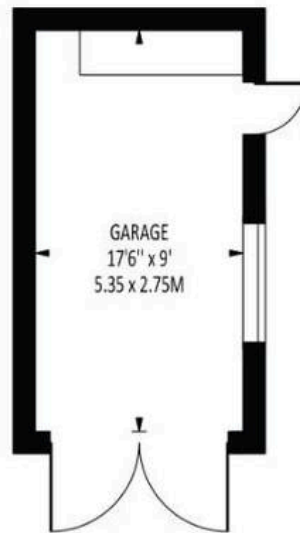


River Way

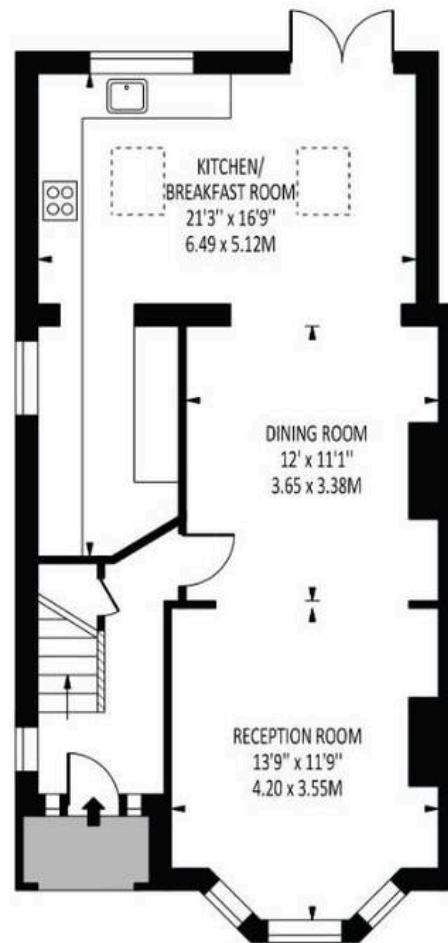
Total Area: 1764 SQ FT • 163.85 SQ M
(Including Eaves Storage, Garage & Summer House)
Eaves Storage Area : 63 SQ FT • 5.88 SQ M
Garage Area : 158 SQ FT • 14.71 SQ M
Summer House Area : 202 SQ FT • 18.76 SQ M



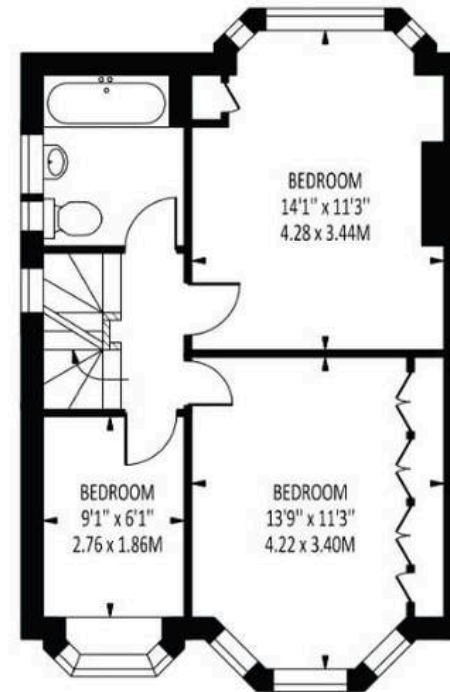
GROUND FLOOR



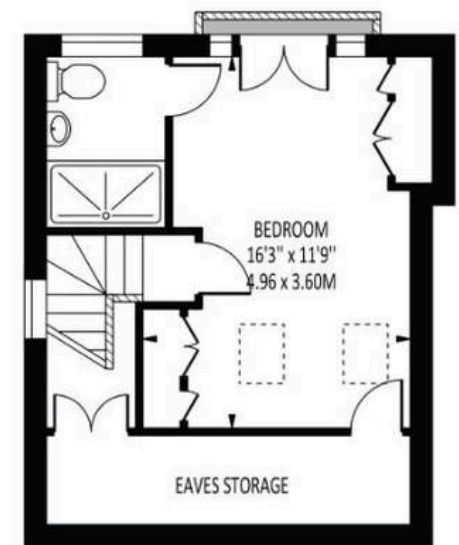
GROUND FLOOR



GROUND FLOOR



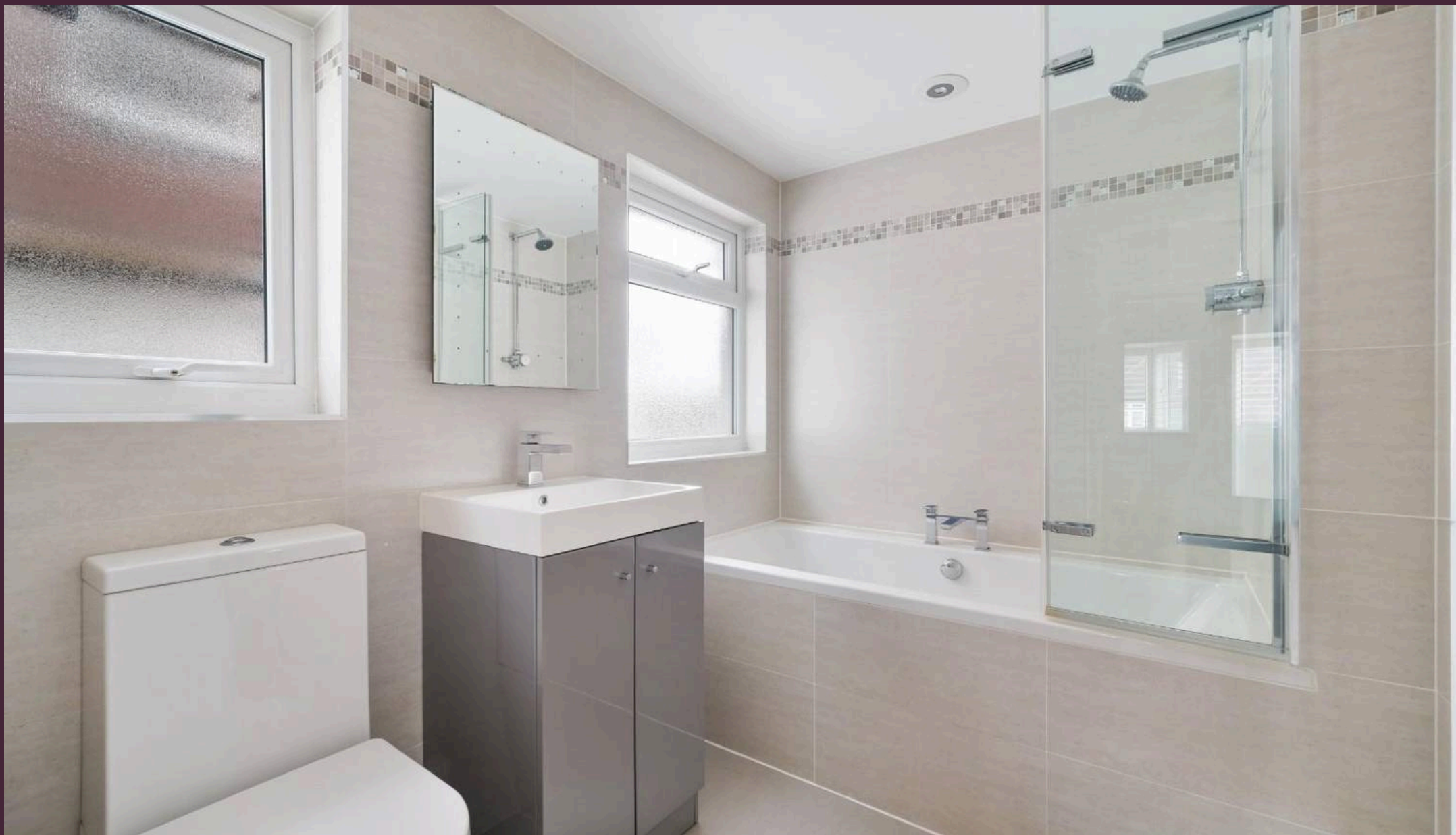
FIRST FLOOR



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 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.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/