



1 West Gardens, Ewell Village, Epsom, Surrey – KT17 1NQ

- Attractive 1930s built detached 2/3 bedroom chalet bungalow
- Situated right in the heart of Ewell Village
- No onward chain offered
- Scope & potential to further extend (STPP)
- Large garden room overlooking the must-see garden
- Superb much larger than average rear garden
- Extensive off road parking to front
- Close to stations to London, recreation park, schools and village shops

A charming 1930s built detached chalet style bungalow, perfectly positioned right in the heart of Ewell Village and offering a wonderful opportunity for those seeking a home with plenty of character and potential to extend (STPP). This detached property currently offers two generous bedrooms and a versatile third room in the loft that could serve as a third bedroom, study or hobby space, depending on your needs. The interior retains much of its original charm, with well-proportioned rooms and a layout that lends itself to easy living, while also offering plenty of scope for further extension and improvement (subject to planning permission), so you can really make it your own. The rear facing lounge is ideal for relaxing or entertaining and the kitchen is functional and bright, with ample storage and workspace, making meal preparation a breeze. The two ground floor bedrooms (one with en-suite) are comfortable and inviting, with plenty of natural light and the ground floor wet-room bathroom is neat and practical.





Without doubt, the standout feature of this charming home is the larger than average, beautiful rear garden, which is privately screened off by mature bordering hedges & shrubs. To the front is extensive off-road parking, meaning you'll never have to worry about finding a space after a long day. Offered with no onward chain, the property is ready for you to move straight in and start planning your next steps. The location is hard to beat, with Ewell Village's charming shops, cafes and amenities close by, as well as highly regarded schools and excellent transport links to London via nearby stations (zone 6). Whether you're looking for a peaceful retreat within easy reach of the city, a family home with space to grow, or a project with great potential to add value, this attractive chalet bungalow ticks all the boxes. With its larger than average footprint and the possibility to extend (subject to planning), you can really put your stamp on it and create the home you've always dreamed of.

Don't miss your chance to view this lovely property and see all it has to offer. Get in touch to arrange a viewing and take the first step towards making Ewell Village your new home. Council Tax band: F

Tenure: Freehold

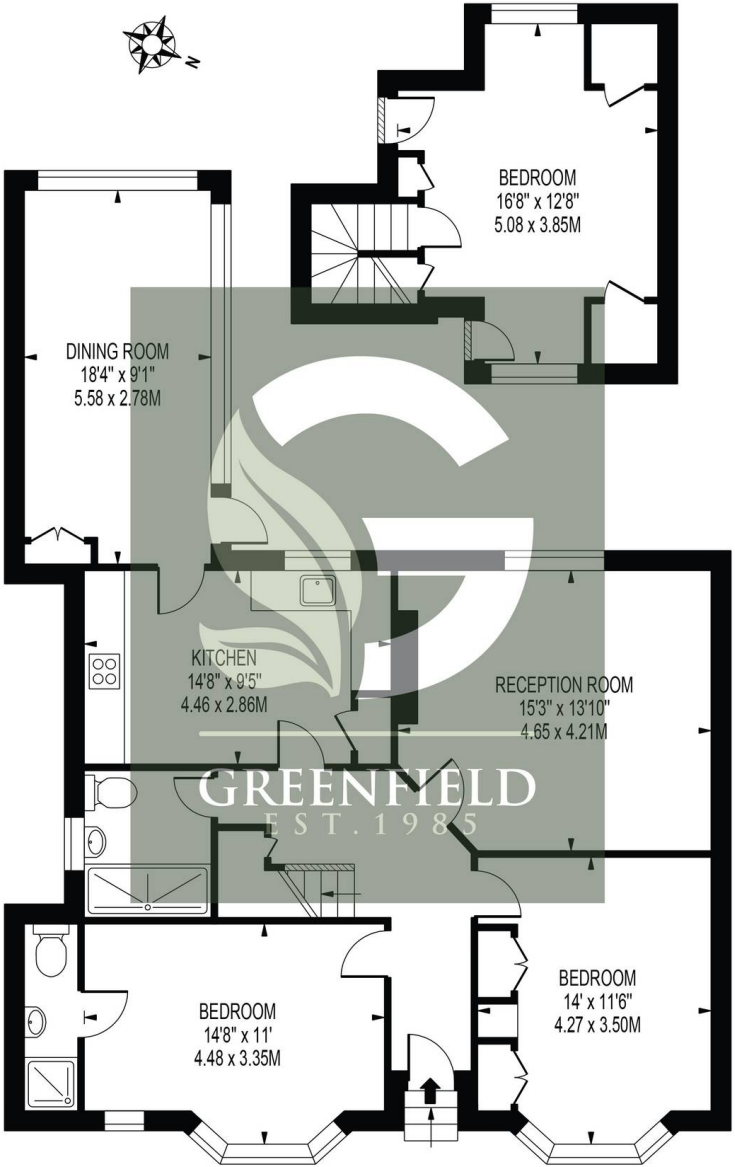






WEST GARDENS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1235 SQ FT - 114.71 SQ M



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 OR 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.



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