



The **PERSONAL** Agent

3 Old Schools Lane, Epsom
£695,000

3 Old Schools Lane

Epsom

- 17ft x 17ft lounge
- Separate dining room
- Kitchen with integrated appliances
- Private gated close
- Family bathroom
- South/Westerly facing garden
- Heart of Ewell Village
- En suite four piece bathroom
- Three well proportioned bedrooms
- Parking & garage

The Personal Agent are delighted to present this rare opportunity to acquire a charming end-of-terrace home, situated in the heart of Ewell Village yet tucked away within a quiet cul-de-sac behind private gates.

Occupying an enviable position on the highly desirable Old Schools Lane, this three-bedroom family home was built by Messrs Sunley Homes circa 1999 and offers an exceptional combination of privacy, convenience and space.

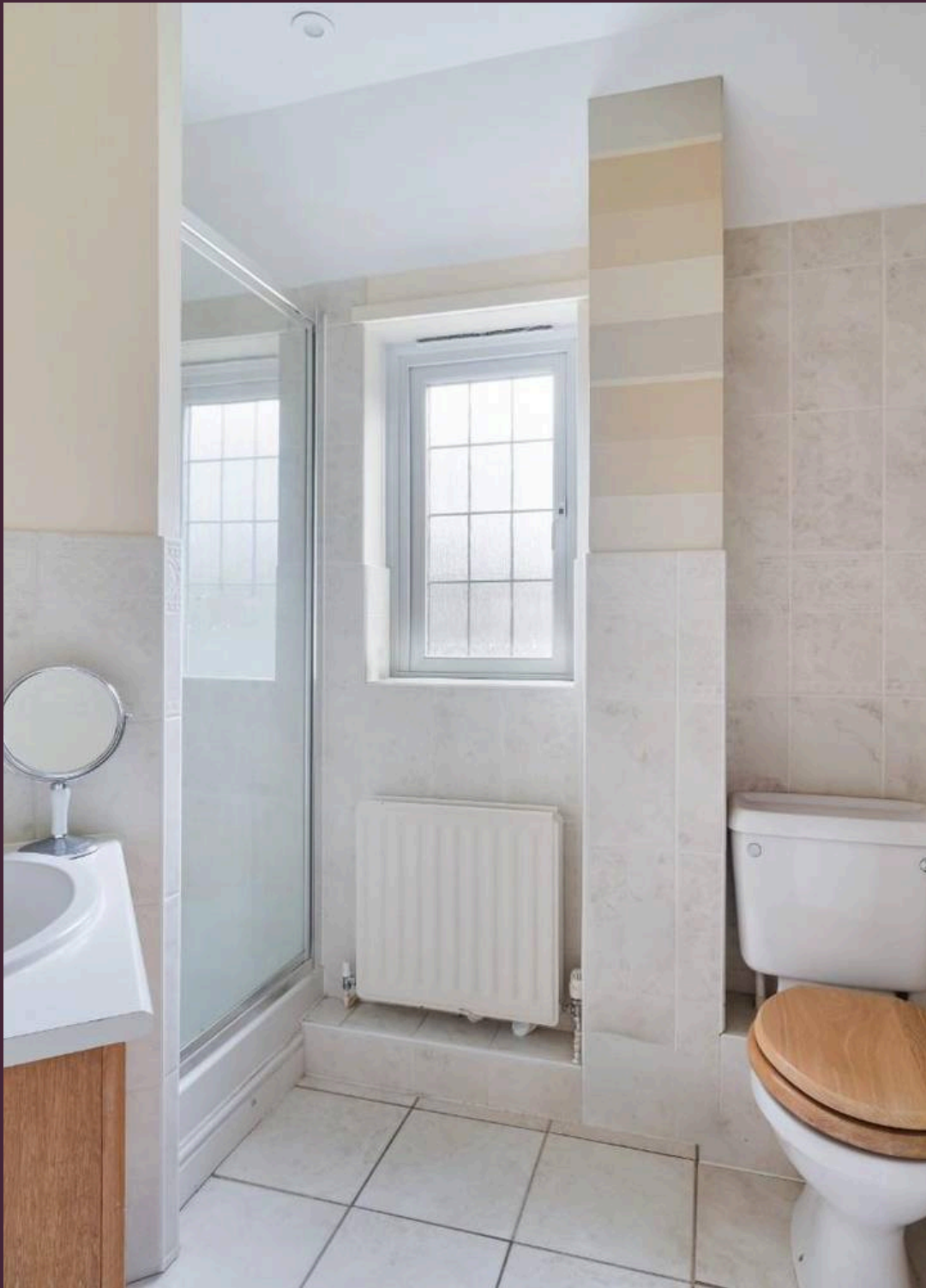
Located less than a quarter of a mile from Ewell West railway station and the village centre, this attractive and deceptively spacious townhouse provides 1,426 sq ft of bright and flexible accommodation arranged over two floors. An ideal opportunity for families and commuters seeking a peaceful setting close to excellent local amenities and transport links.





Description

This fine home really stands out from the crowd and warrants early viewing to fully appreciate its position, accommodation and great presentation throughout. The accommodation is both highly practical and bright with the ground floor comprising, an entrance hall with kitchen to your left and dining room to your right. Further down the hallway is the 17ft x 17ft lounge to the rear with double doors to a private rear garden which is the preferred South facing aspect. The ground floor is completed by a useful W.C.



On the first floor is a master bedroom with en suite four piece bathroom and built in wardrobes, two further bedrooms and a family bathroom. Further noteworthy points include a garage and allocated parking. Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve.

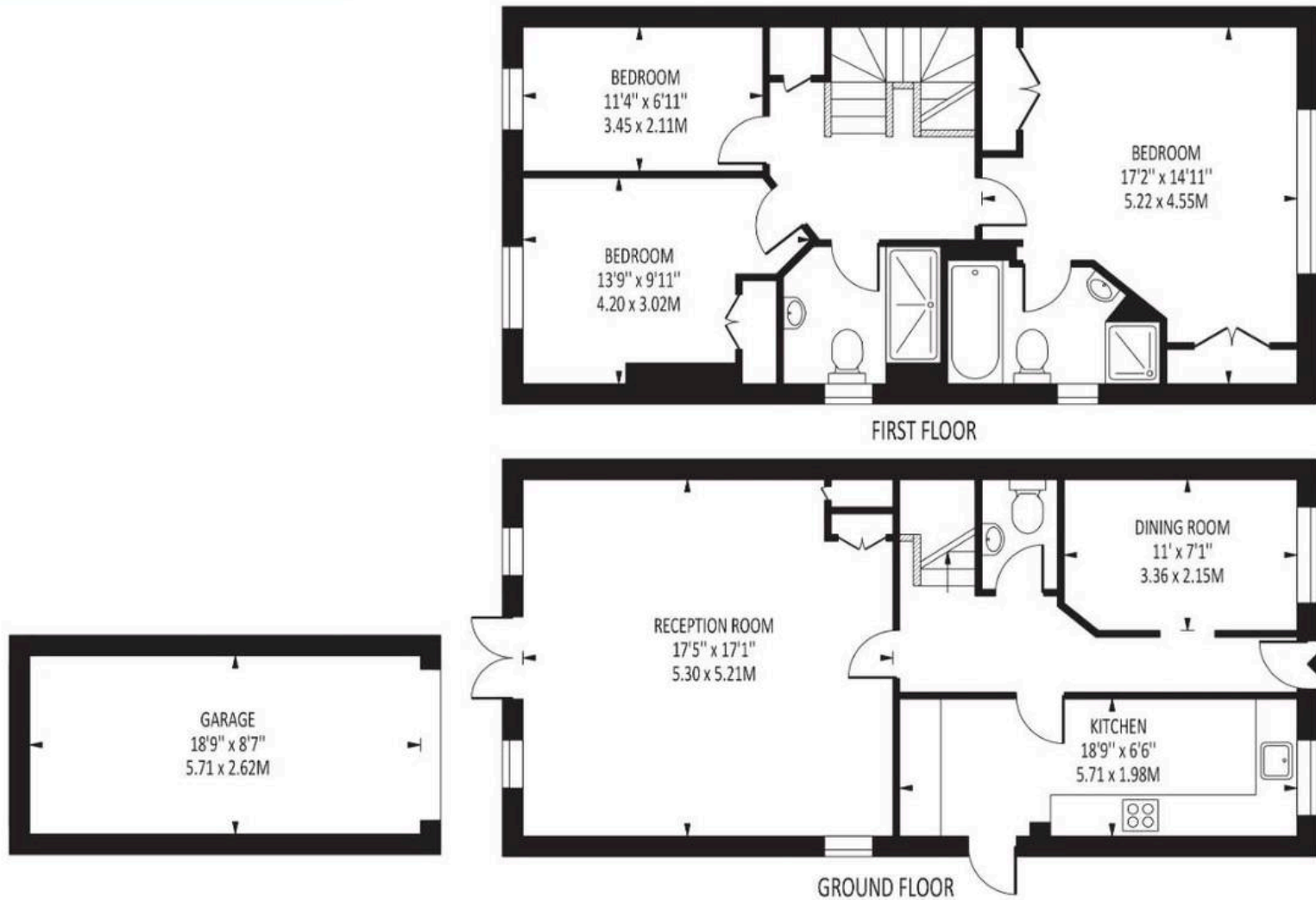
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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 Epsom

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