

Pams Way, Epsom

In Excess of **£575,000**







Pams Way

Epsom

Three-bedroom semi-detached home in sought after Ewell Court location, with versatile living space, a conservatory, good size garden and parking for two. Close to schools and green spaces.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Highly Desirable Ewell Court Location
- Spacious Reception
- Conservatory
- Three Generous Bedrooms
- Family Bathroom
- Good Size Garden With New Fencing & New Large Sun Terrace
- Off Street Parking For 2 Cars
- Short Walk To Good Schools
- Convenient Access To Green Spaces & Recreation Park

This attractive three-bedroom semi-detached home offers spacious and versatile accommodation, ideally positioned for family living in the highly sought after Ewell Court, with popular local schools within a short walk and easy access to nearby green spaces and recreational parkland.

The property benefits from a well-arranged layout with a choice of reception areas, providing flexibility for both everyday family life and entertaining. The main reception room offers a welcoming space in which to relax, flowing through to a separate dining room, ideal for family meals and social occasions. The kitchen features a breakfast bar, creating a sociable spot for informal dining, morning coffee or catching up whilst preparing meals. A conservatory provides an additional reception area, offering a lovely place to sit and enjoy views over the garden throughout the seasons.

Upstairs, there are three generously proportioned bedrooms, offering comfortable accommodation for family members and guests, with the flexibility to create a home office if required. A family bathroom serves the bedrooms and completes the first-floor accommodation.

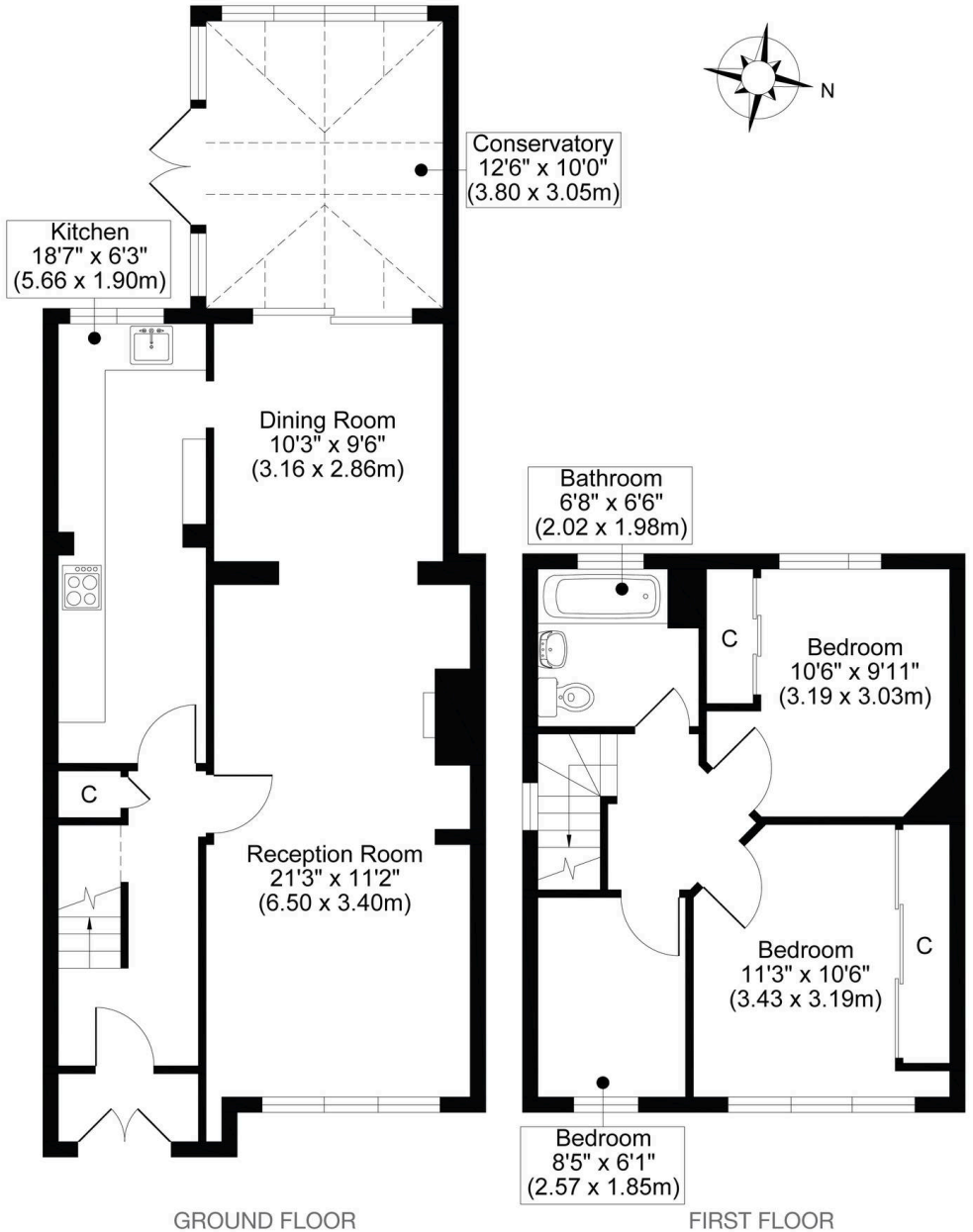
Outside, the property enjoys a good-sized recently re-fenced garden, providing plenty of space for outdoor relaxation and entertaining. A particularly attractive feature is the large Indian sandstone sun terrace, laid in recent years**,** offering an excellent setting for garden furniture, al fresco dining and enjoying the warmer months. To the front, off-street parking for two vehicles adds further convenience.

The location is particularly appealing for families, with well-regarded local schools within a short walk, alongside convenient access to nearby open green spaces and recreational parkland. These outdoor amenities provide excellent opportunities for walking, exercise and leisure, making an ideal complement to the property's own garden.

Combining generous living space, three well-proportioned bedrooms, multiple reception areas and a convenient location close to schools and outdoor amenities, this property offers an excellent opportunity for buyers seeking a comfortable and versatile family home.

PAMS WAY, KT19

TOTAL APPROX FLOOR PLAN AREA 1087 SQ.FT (101 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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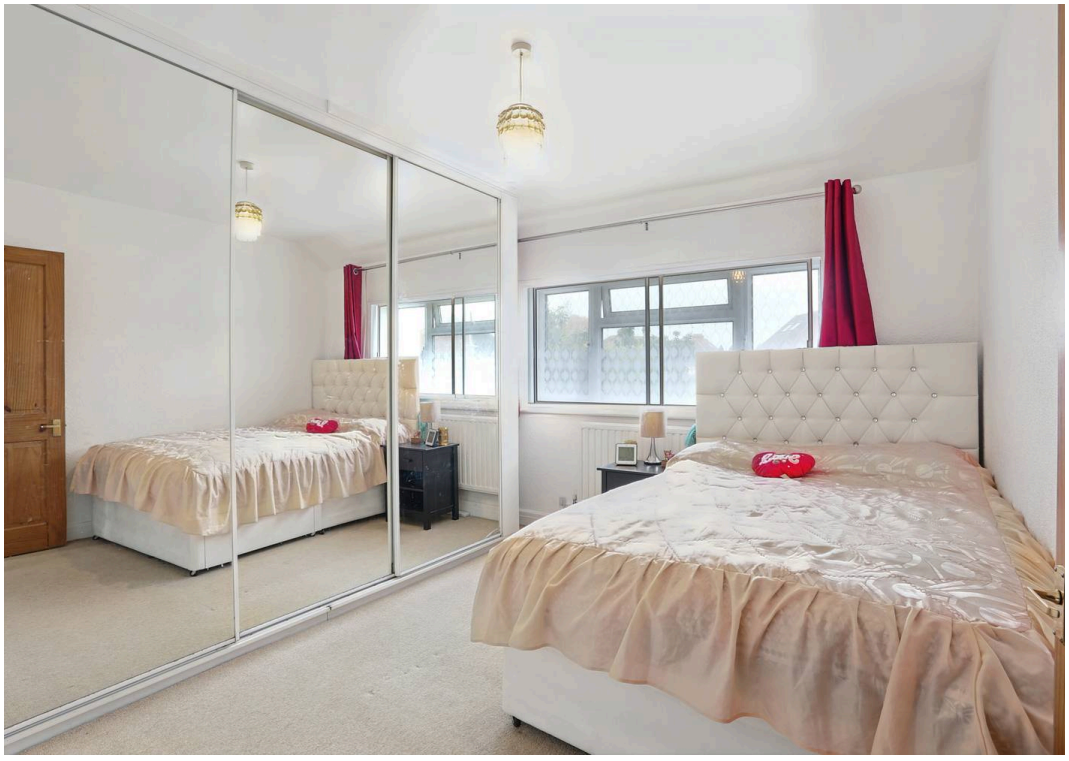







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