

The PERSONAL Agent

Eastcroft Road, Epsom

Guide Price £555,000

Eastcroft Road, Epsom

- Family Bathroom
- Large Well Established Rear Garden
- Charming House Backing Hogsmill Nature Reserve
- Potential For Extension STPP
- Enviable Location Close To Ewell Village and Station
- Three Well Proportioned Bedrooms
- Pretty Front Garden with Potential For Off Road Parking
- Living Room With Cosy Log Burner
- Open Plan Kitchen/Dining/Family Room
- Traditional Entrance Hall

This delightful three bedroom home is ideally positioned in a highly desirable location. Boasting a generous and beautifully established level rear garden, the property enjoys direct access to the scenic Hogsmill Nature Reserve and is conveniently situated within a short walk of West Ewell train station and the charming Ewell Village, the property combines peaceful surroundings with excellent transport links and local amenities.

The property is approached via a charming front garden, with potential for off road parking, leading to the front entrance and a traditional hallway with stairs rising to the first floor.

To the front of the house is a separate living room, featuring a large bay window overlooking the front garden. This inviting space is centred around a wood burning stove, creating a warm and cosy atmosphere, perfect for relaxing after a long walk or time spent outdoors.

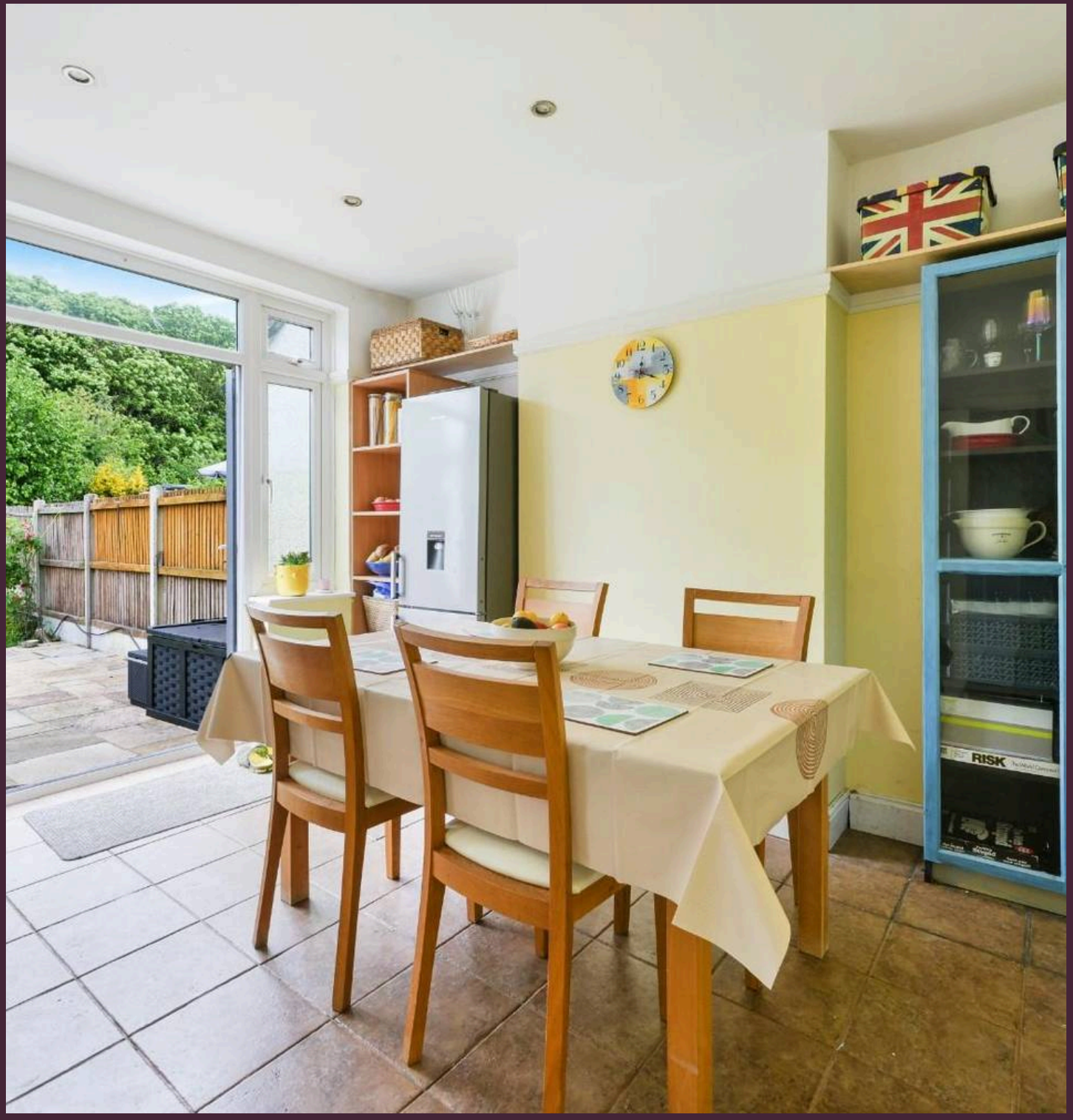
To the rear, the kitchen has been thoughtfully opened into the original dining room, creating a





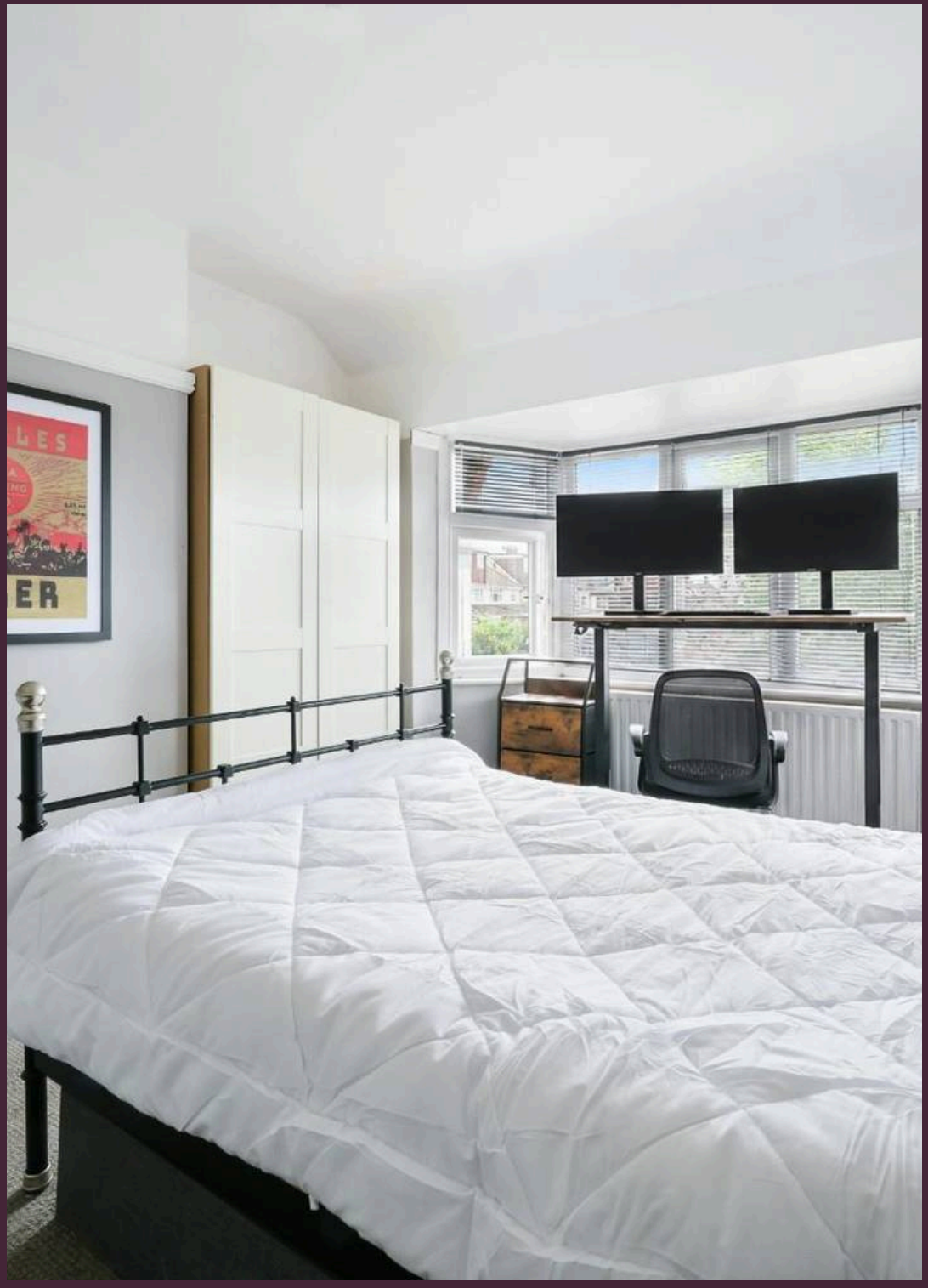






Description

Upstairs, there are three well proportioned bedrooms and a family bathroom. The loft provides ample storage and also offers potential for conversion, subject to the necessary consents. Externally, the property continues to impress with its expansive, well established rear garden. The garden includes several useful outbuildings equipped with power and lighting, as well as terrace seating areas perfect for outdoor dining and relaxation. A rear gate provides direct access to the Hogsmill Nature Reserve, ideal for walking, cycling, and enjoying the natural surroundings.



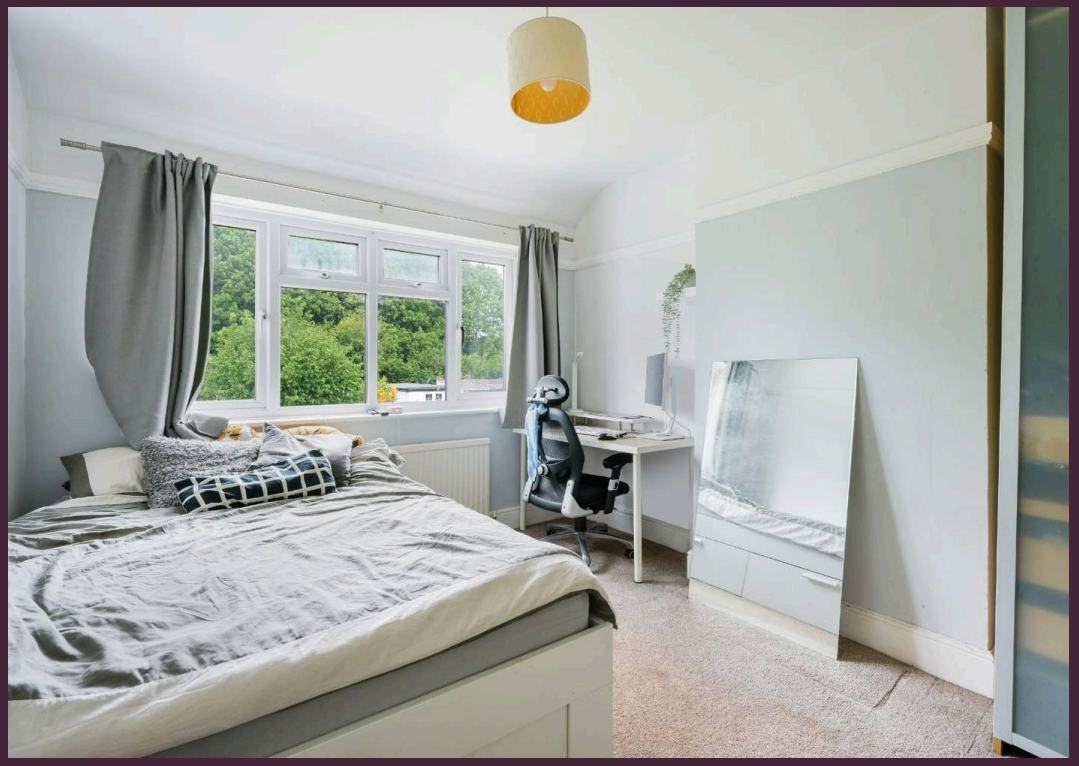
The picturesque Ewell Village is less than half a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London. Alternatively nearby Epsom is a busier market town town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

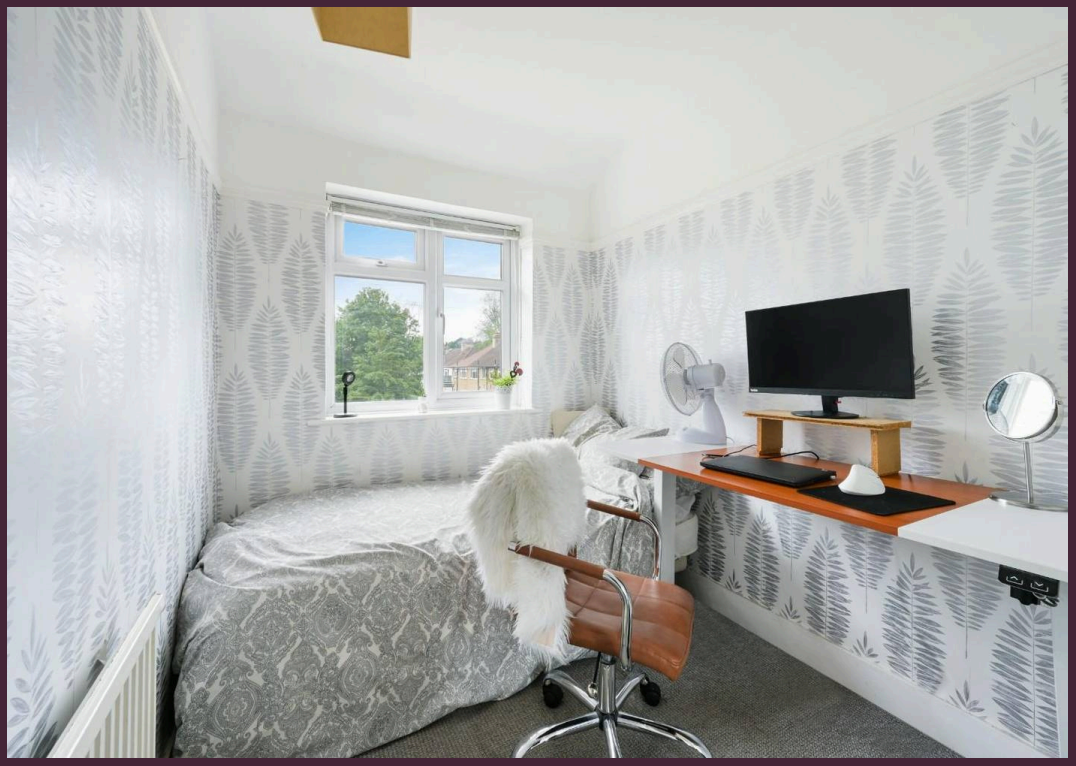
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





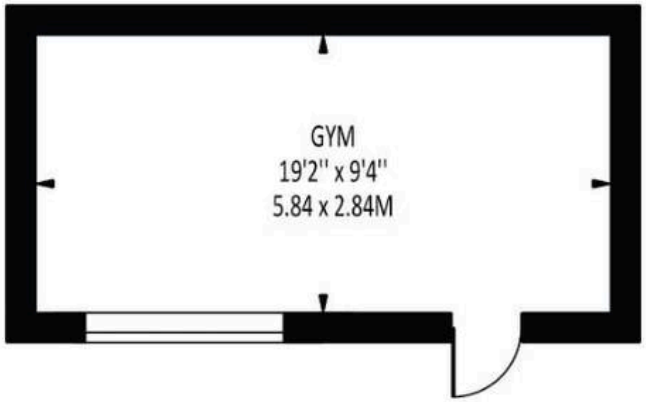


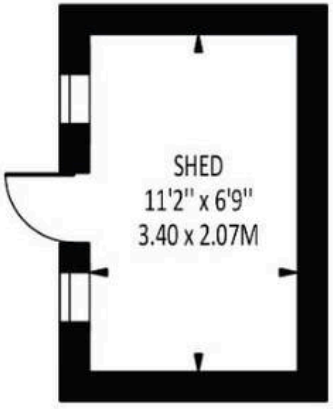


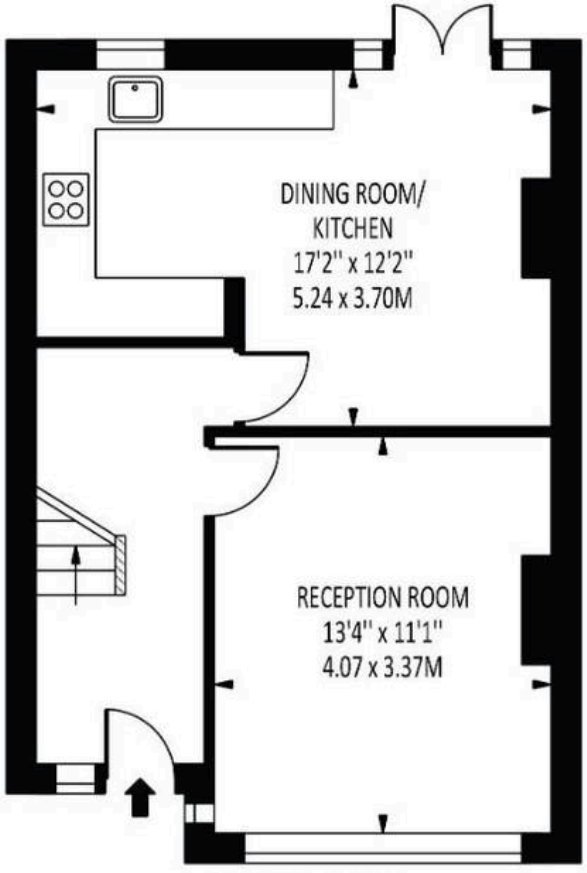
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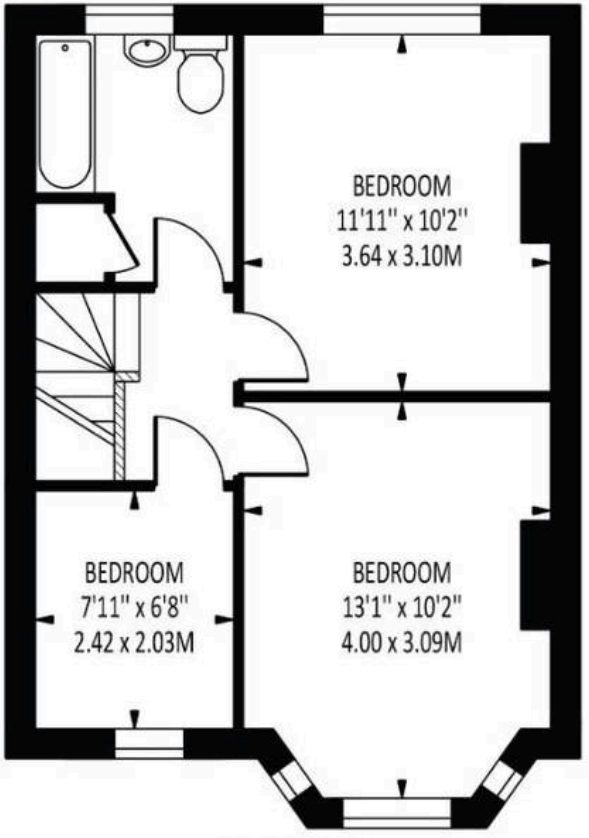
Total Area: 1079 SQ FT • 100.21 SQ M
(Including Gym & Shed)
Gym Area : 179 SQ FT • 16.59 SQ M
Shed Area : 76 SQ FT • 7.04 SQ M





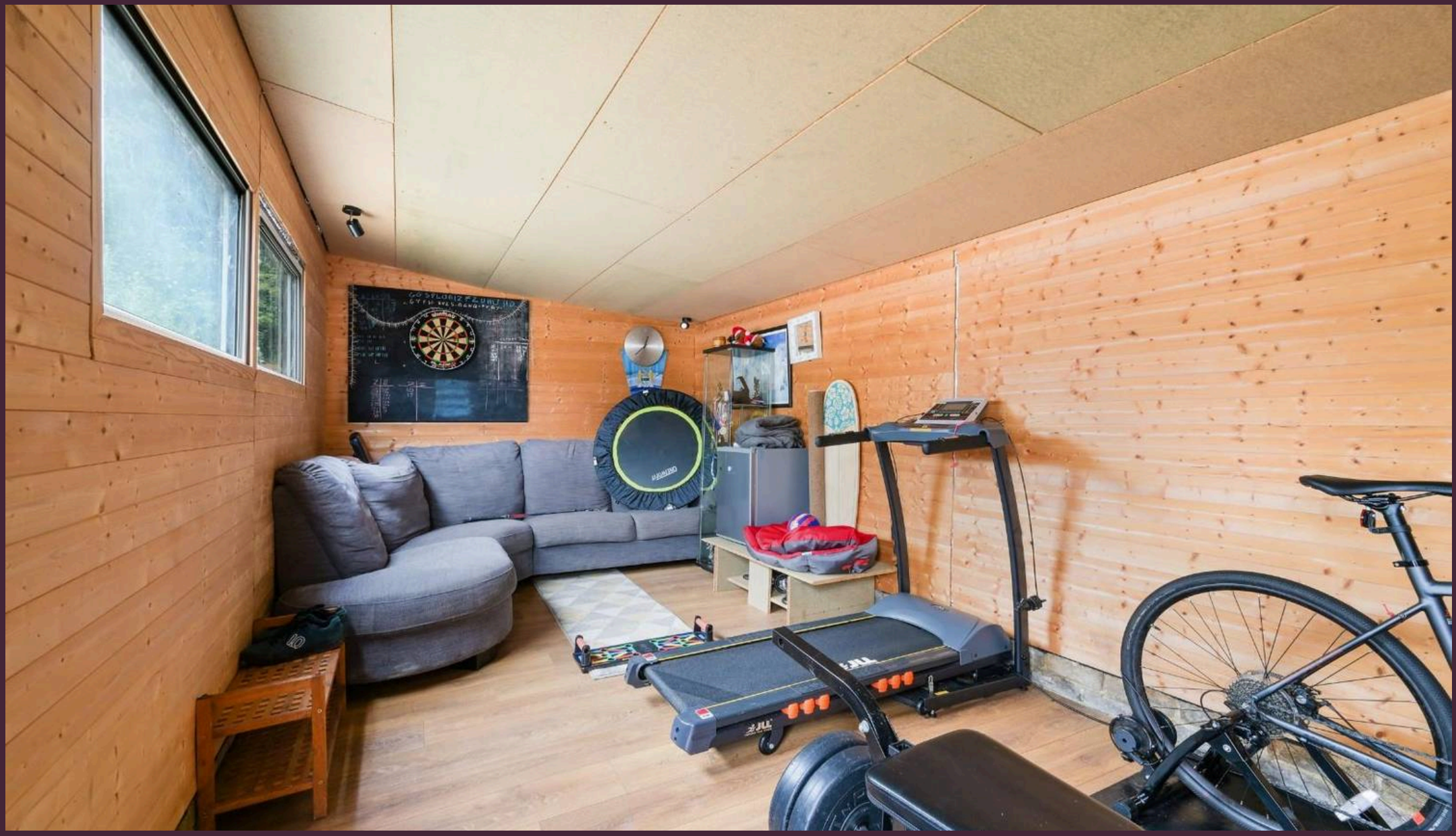


GROUND FLOOR



FIRST 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 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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