



GREENFIELD
EST. 1985



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Station Avenue, West Ewell, Epsom KT19 9UD

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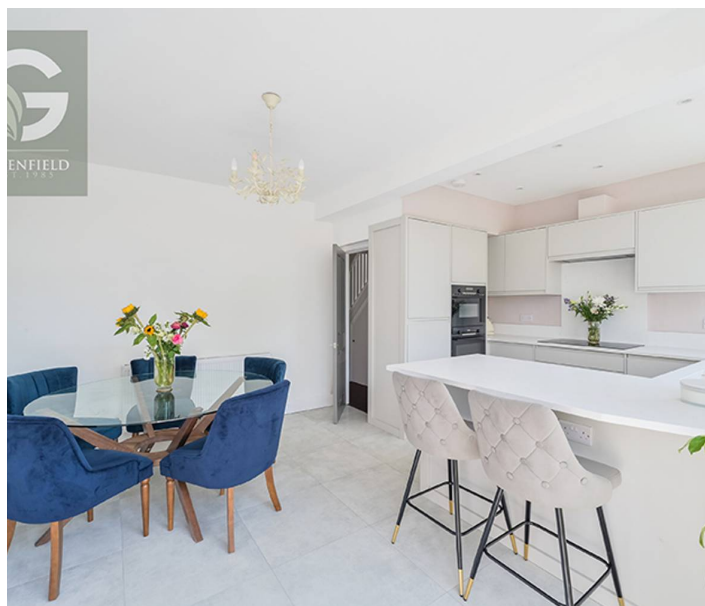
West Ewell

- Stunning 1930's round bay extended 5 bed semi
- Beautifully presented throughout
- No onward chain
- Modern luxury open plan kitchen/dining area
- Luxury bathroom and shower room to 1st & 2nd floors
- Generous Westerly aspect rear garden ideal for entertaining & play
- Close to West Ewell station for commuting to London (zone 6)
- Off road parking for 2 cars to front
- Local shops and Ewell Village a walk away

BEAUTIFULLY PRESENTED EXTENDED FIVE-BEDROOM SEMI-DETACHED HOME

Step inside this attractive 1930s round bay semi-detached home, where period character combines seamlessly with modern family living. Extended to provide five bedrooms, the property offers spacious and versatile accommodation arranged over three floors.

The heart of the home is the impressive open-plan kitchen/dining room, providing an ideal space for both everyday family life and entertaining, with contemporary finishes and an abundance of natural light. A ground floor WC adds further practicality and convenience.



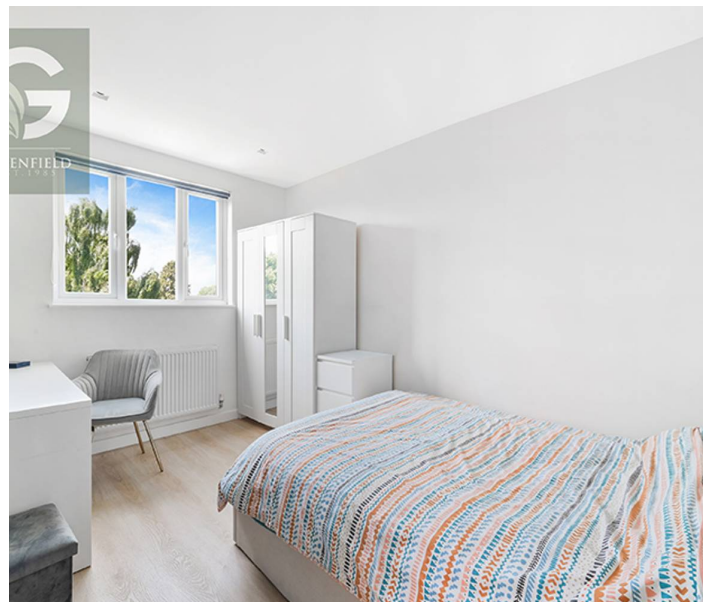


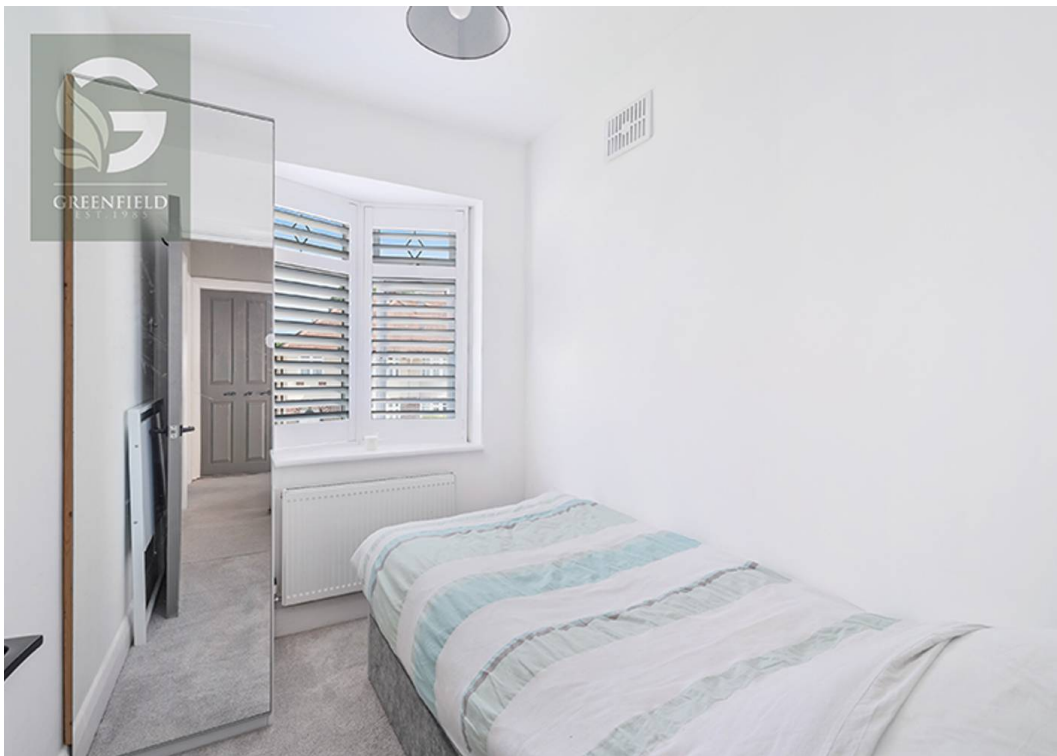
Station Avenue

West Ewell

Beautifully presented extended 1930s five-bedroom semi-detached home offering spacious accommodation over three floors. Features include an impressive open-plan kitchen/dining room, ground floor WC, two bathrooms, off-road parking and a convenient location close to Ewell West Station.

Station Avenue is a popular residential road in the KT19 area, ideally positioned for convenient access to local amenities and transport links. The property is within easy reach of Ewell West and Epsom stations, providing regular services into London and surrounding areas. Residents benefit from a variety of nearby shops, supermarkets, cafés and restaurants, as well as access to well-regarded schools and attractive green spaces, making this a highly desirable location for families, professionals and commuters alike.



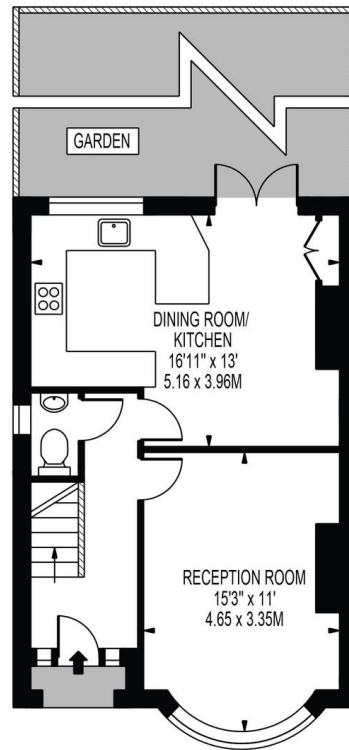




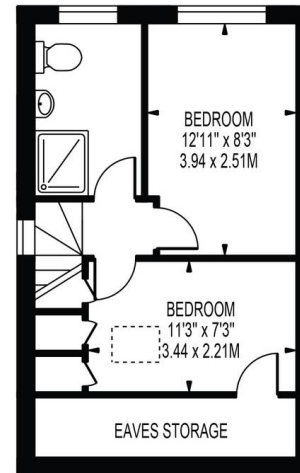
STATION AVENUE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1259 SQ FT - 116.94 SQ M
(INCLUDING EAVES STORAGE)

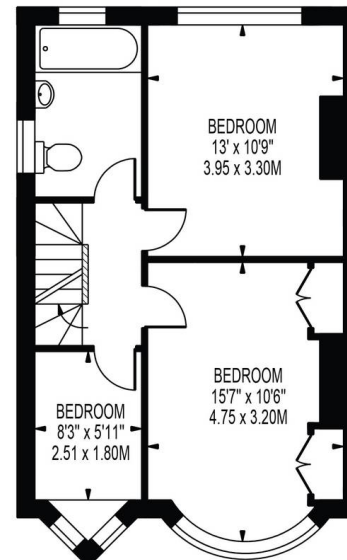
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 47 SQ FT - 4.40 SQ M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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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