

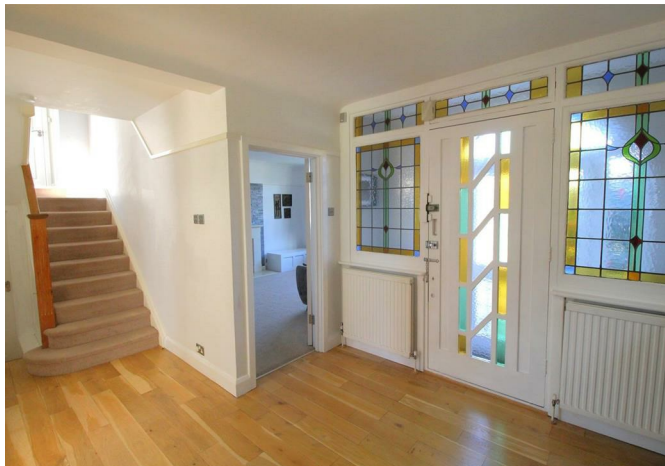
Mark Anthony

Estate Agents



78 Arundel Avenue, East Ewell, Epsom, KT17 2RJ
Asking price £1,180,000

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Mark Anthony Estate Agents are pleased to market this extended Gleeson built detached family home situated in the highly regarded Nonsuch Estate. The location is ideal for East Ewell station with links to London Victoria and London Bridge. Ewell Village is close by providing excellent local shops, restaurants and Ewell West Station with services to London Waterloo.

Nonsuch High School for Girls, Ewell Grove Primary & Nursery School, and Cuddington Croft Primary School, are just some of the excellent schools nearby.

The well presented accommodation comprises of an entrance porch, spacious reception hallway, which is a particular feature of this style of a Gleeson built home. There is a light and spacious front aspect reception room with a large bay window, a further rear aspect dining room, which has bi folding doors onto a paved terrace, open plan to a modern fitted kitchen with multiple integrated appliances and granite work tops. There is also a practical side lobby area, which has space to hang coats, a downstairs W.C which houses a washing machine and tumble dryer.

On the first floor, there are four good size bedrooms; the master bedroom has fitted wardrobes along modern ensuite shower room. There is a further ensuite shower room, and a luxury family bathroom with a white suite.

Outside to the front is a driveway, garage and a large southerly aspect mainly laid to lawn rear garden, paved patio area, summer house / cabin ready with for a home office and a further barn style playhouse. The property comes to the market as end of chain and Viewing is highly recommended.

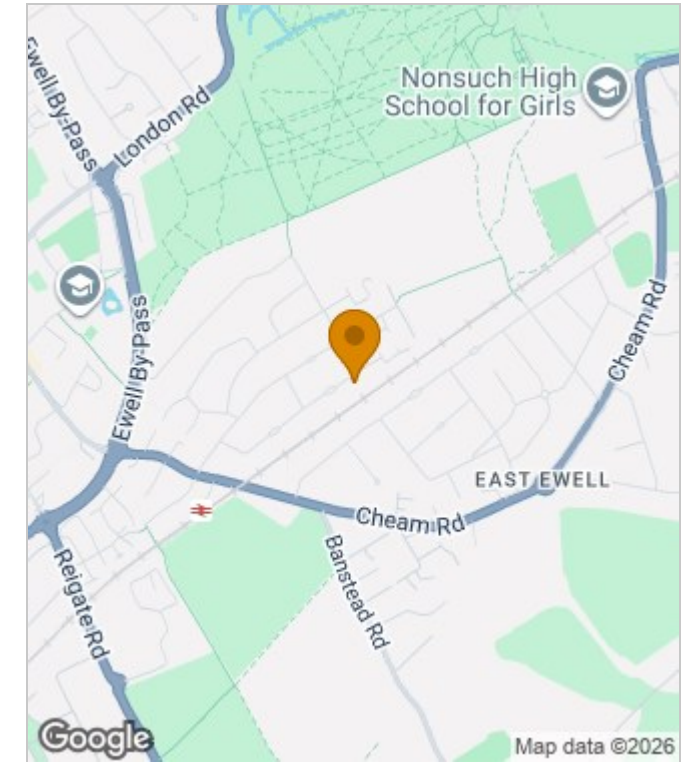
- Well presented & Extended Gleeson Built detached family home
- Spacious reception hallway
- Light & spacious reception room with bay window
- Open plane kitchen diner with bi folding doors
- Modern fitted kitchen with multiple integrated appliances
- Side lobby with W.C
- Four double bedrooms, two ensuite shower rooms and a family bathroom
- Southerly aspect garden with a summer house / home office and barn style play house
- No chain
- EPC Rating D



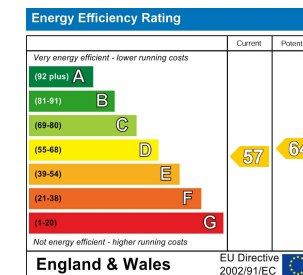
Floor Plans



Area Map



Energy Performance Graph



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