



**Guide Price**  
**£650,000**

**Freehold**

3x  2x  2x 

**Pound Lane, Epsom,  
Surrey, KT19**

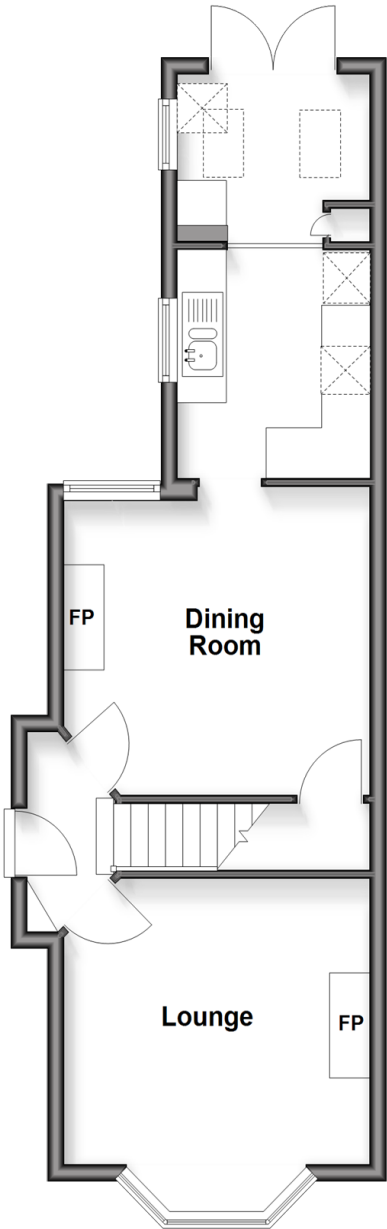
**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

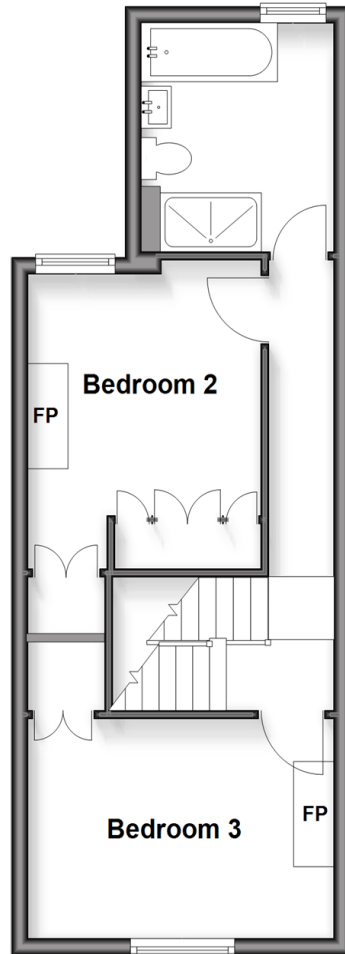
## Ground Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



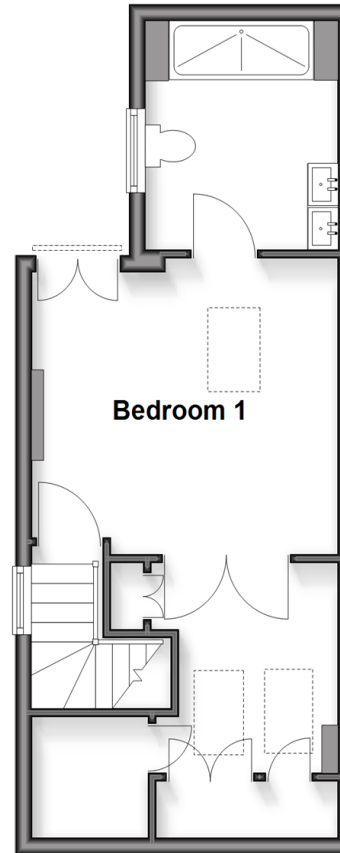
## First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



## Second Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance

Kitchen: 16'3 x 8'0 (4.96m x 2.44m)

Utility

Dining Room: 12'4 x 11'6 (3.76m x 3.51m)

Lounge: 13'2 x 12'4 (4.02m x 3.76m)

### FIRST FLOOR

Landing

Bedroom 2: 9'4 x 9'3 (2.85m x 2.82m)

Bedroom 3: 12'4 x 8'4 (3.76m x 2.54m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 11'6 x 11'2 (3.51m x 3.41m)

En Suite Walk-In Shower

Walk-In Wardrobe

### OUTSIDE

Garden

Driveway



## Main features

- Extended three-bed Victorian semi-detached home arranged over three floors
- Short walk to Epsom town centre and Epsom station
- Ground floor features a relaxing lounge, dining area, rear kitchen and utility space
- Private garden with decking and lawn
- Epsom offers excellent amenities, green spaces and access to Epsom Downs

## Nearest Schools

Primary Schools: Epsom Primary 0.1 miles, Southfield Park Primary 0.4 miles, Stamford Green Primary 0.5 miles  
Secondary Schools: The Cornerstone School 0.4 miles, Blenheim High School 0.4 miles, Glyn Technology School 0.6 miles

## Transport Information

Train Stations: Epsom 0.3 miles, Ewell West 0.9 miles, Ewell East 1.2 miles  
Underground Morden 5.4 miles, South Wimbledon 6.2 miles, Wimbledon 6.2 miles

## Address

Pound Lane, Epsom, Surrey, KT19

## Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



20110304/20260323/NP/LE