



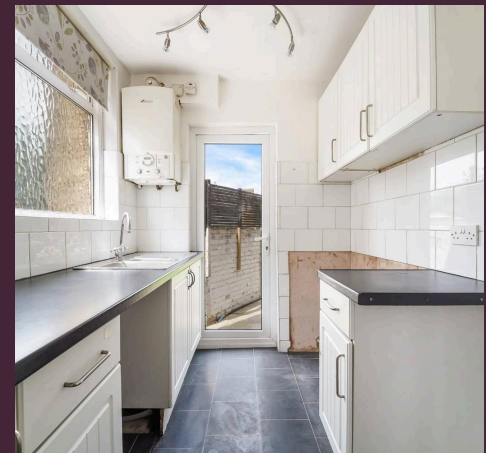
The **PERSONAL** Agent

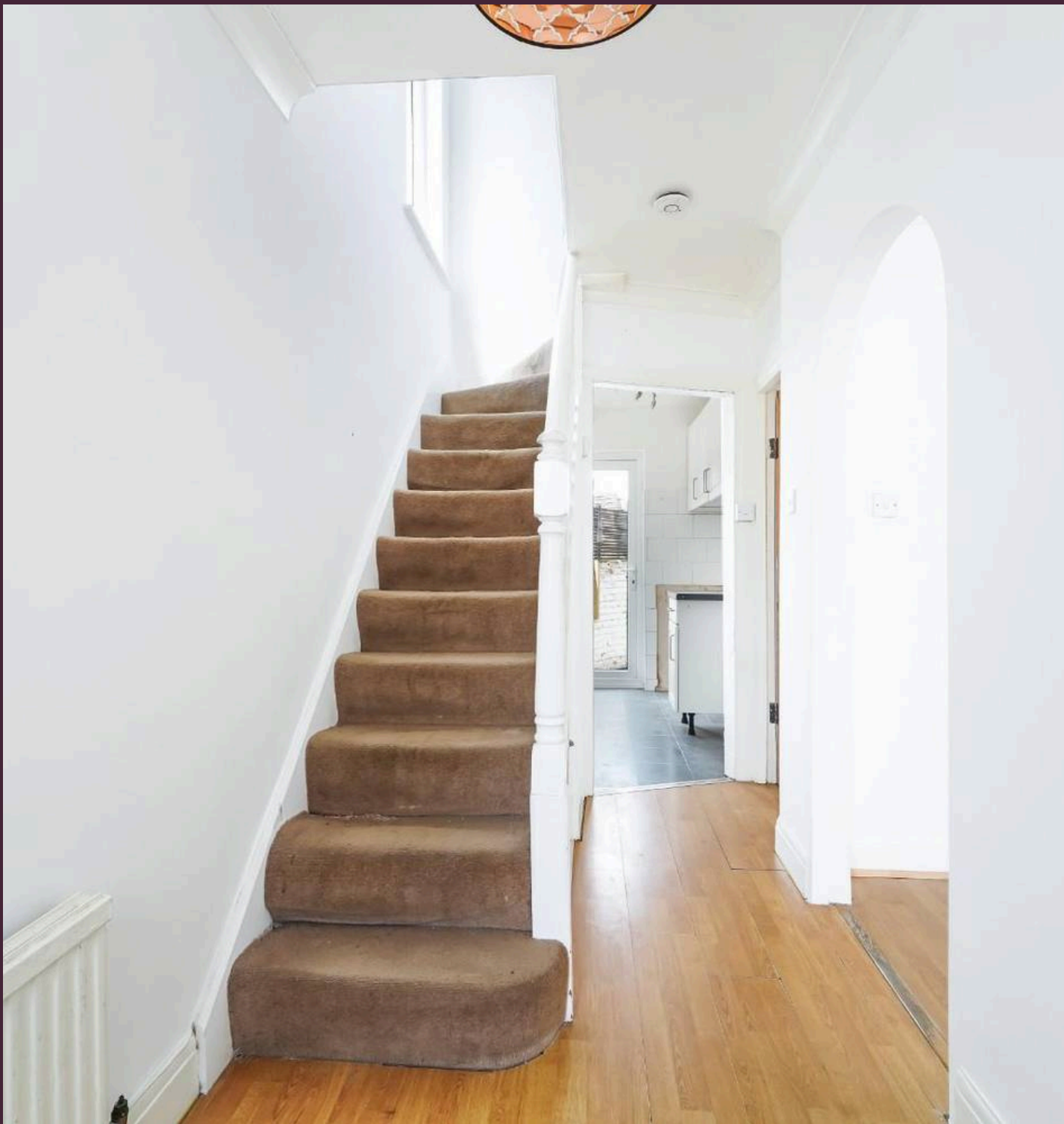
32 Willow Way, Epsom
£550,000

Epsom

- Chain Free
- Private and landscaped rear garden
- Garage with additional storage room to the rear with power
- Three bedroom semi detached family home
- Off street parking for two cars to the front of the property
- Viewings by appointment
- Huge potential to extended STPP
- Fitted kitchen and bathroom
- Set in the popular and family friendly Ewell Court
- Bright and spacious through reception room

The Personal Agent are delighted to welcome to the market this bright and spacious three bedroom semi detached family home, set within the popular Ewell Court area and offered to the market with no onward chain.





Description

Situated within the ever popular Ewell Court area, this three bedroom family home offers an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements. Requiring a degree of modernisation throughout, the property provides well-balanced accommodation and significant scope for improvement and future value enhancement. The ground floor comprises a welcoming entrance hall leading to a spacious front reception room, which flows through to a separate dining room overlooking the rear garden. The kitchen is positioned adjacent to the dining room and offers potential to reconfigure or extend, subject to the usual planning consents. Upstairs, the property benefits from three bedrooms, including two generous doubles and a third bedroom ideal as a child's room, home office or nursery. A family bathroom completes the first-floor accommodation.



Ewell Court remains one of the area's most sought-after family locations, renowned for its excellent local schools, nearby parks, convenient transport links and strong sense of community. The property is also well positioned for access to Ewell Village, Epsom Town Centre and a range of local amenities

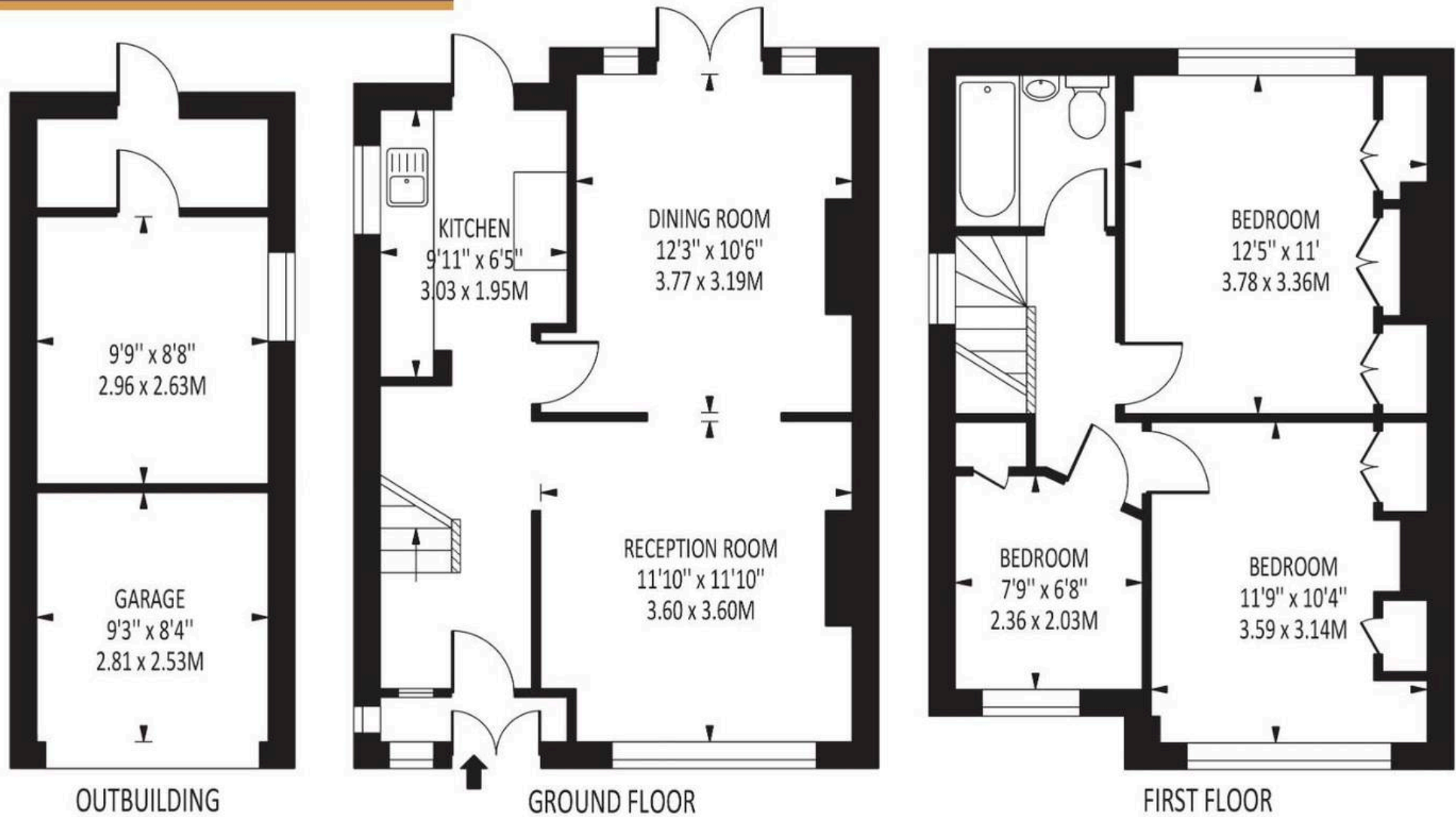
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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 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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