

38 Seymour Avenue, Epsom, KT17 2RR

ASPREY
ESTATES

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- Detached Family Home
- Five Double Bedrooms
- Two Reception Rooms & Study
- Double Garage
- Driveway (2 Cars)
- Utility Room
- Three Bathrooms
- Downstairs WC
- In close proximity to highly regarded schools
- Adjacent to Warren Farm, a Woodland Trust nature reserve



£1,150,000 Freehold







DESCRIPTION

Positioned in an enviable setting adjacent to Warren Farm, a Woodland Trust nature reserve, this impressive five-bedroom detached family home offers approximately 2,359 sq ft of well-proportioned and versatile accommodation.

The ground floor provides a superb balance of formal and informal living spaces. A generous double aspect front reception room features an attractive gas fireplace and provides a warm and welcoming principal living area, while a separate dining room offers an ideal space for entertaining. A further reception room, currently used as a study, provides valuable flexibility for modern family living and working from home.
To the rear, the modern fitted kitchen has underfloor heating, overlooks and opens directly onto the beautifully maintained patio and private rear garden. This creates a natural connection between the kitchen and outdoor space, ideal for both relaxed family life and entertaining during the warmer months. A separate utility room and downstairs WC add further convenience.

The first floor is equally impressive, with five well-proportioned double bedrooms. Two bedrooms benefit from en-suite bathrooms, while three have fitted wardrobes. A spacious family bathroom serves the remaining bedrooms, with access also provided to a substantial loft space offering excellent storage.

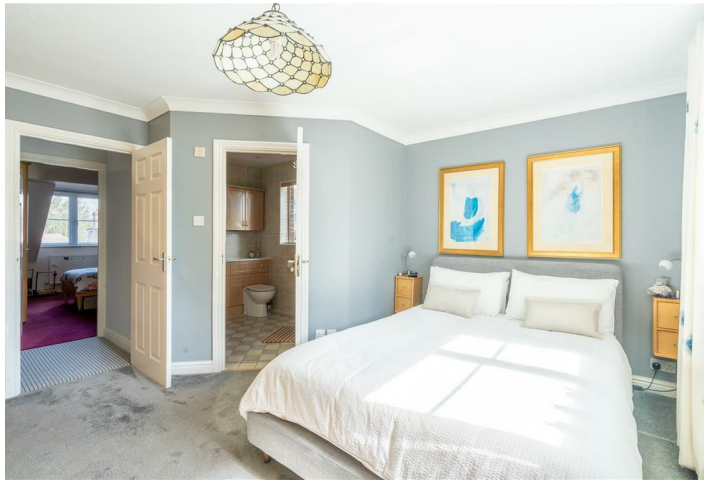
Externally, the property benefits from a private and well-maintained rear garden, a double garage and a private driveway providing parking for two vehicles, complete with EV charging.

SETTING

Seymour Avenue is a particularly sought-after residential road, ideally positioned for those looking to combine family living with easy access to some of the area's finest green spaces.
With Warren Farm virtually on the doorstep and Nonsuch Park within easy reach, there are excellent opportunities for walking, running, cycling and enjoying the outdoors. The property's setting offers a rare sense of space and tranquillity while remaining conveniently connected to the amenities of Ewell and Cheam.
Both Ewell Village and Cheam Village are close by, offering a wide selection of independent shops, cafés, restaurants and everyday amenities. Families are also well catered for, with a number of highly regarded schools in the surrounding area, including St Dunstan's, Cuddington Croft and Nonsuch High School for Girls & Glyn .
For commuters, Ewell East railway station is approximately 0.5 miles away, providing direct services to Balham, Clapham Junction, London Victoria and London Bridge.

Combining substantial and versatile accommodation with five double bedrooms, excellent outside space, a double garage and a highly desirable position bordering Warren Farm, this is a superb family home offering both space and convenience in an exceptionally well-connected location.







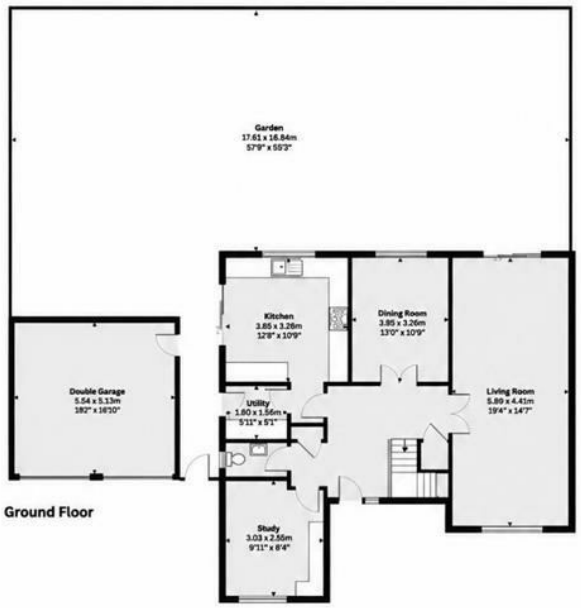




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Seymour Avenue, SM2

Total Area: **2359 sqft / 219 m2**
Including Garage



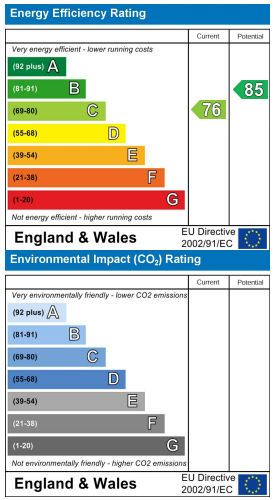
Ground Floor



First Floor

Disclaimer: This floor plan has been produced by The Reel Estate Studio. All measurements are approximate and no responsibility is taken for any errors. For illustration purposes only.

THE REEL ESTATE STUDIO



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