



**KAYBRIDGE**  
RESIDENTIAL



**Ewell By Pass, Epsom, Surrey, KT17 2PY**  
**Asking price £475,000**

## Ewell By Pass, Epsom, Surrey, KT17 2PY

- Detached Bungalow
- Three double bedrooms
- Open Plan Kitchen/Diner
- Large Reception Room
- Newly Fitted Mira Digital Sower
- Off Street Parking for 3 cars
- Close to Stoneleigh Train Station
- Potential to extend (STPP)

A rarely available attractive three bedroom detached bungalow situated on a private road in a convenient location on the borders of Stoneleigh and Ewell, only 0.5 miles from Stoneleigh Station which provides a direct link to London Waterloo in approximately 30 minutes

You are welcomed by a bright and spacious entrance hall which flows into the accommodation, Three real double bedrooms all with fitted wardrobes provides great storage. A fitted bathroom which has recently benefited from a face lift offering a newly fitted digital mira shower suite.

A bright and spacious kitchen/dining room compliments the property and the potential to extend the size is subject to planning permission. A further





reception room with over 25 foot completes the living space. French style doors offers access to the rear garden. Outside is a large decked area, steps down to a well maintained lawn and a lovely pond with live fish. To the rear of the garden is a shed and workshop ideal for keen gardeners.

The property is situated on the Stoneligh and Ewell borders which is conveniently situated only 0.6 miles from Stoneleigh Station which provides a direct link to London Waterloo in approximately 30 minutes. You are also in catchment and within close proximity to some 'good' and 'outstanding' Ofsted rated primary and secondary schools. Such as Nonsuch Primary, Ewell Grove primary and Glyn High School.

The property provides great access to the A240 into Kingston, Surbiton, A3 into Central London as well as the A243 leading on to the M25.

An internal viewing is highly recommend to fully appreciate the features and benefits of this property.

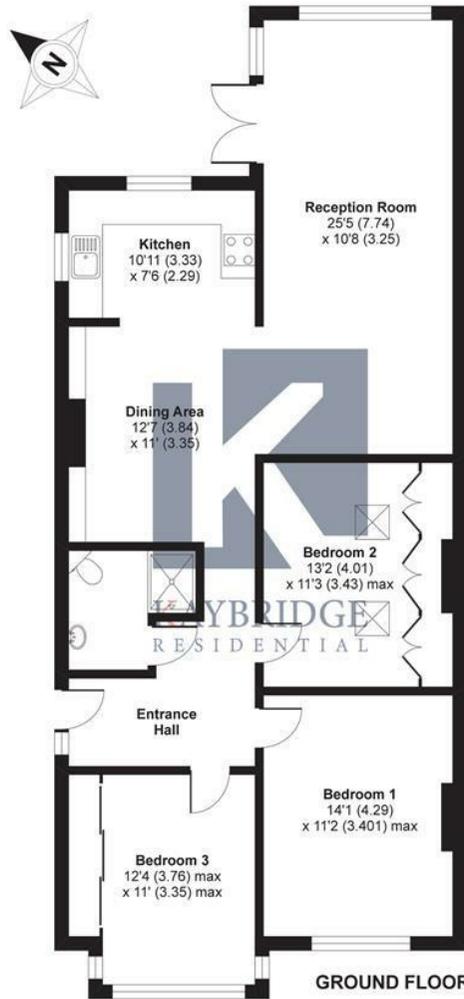
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These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



# Ewell By Pass, Epsom, KT1

APPROX. GROSS INTERNAL FLOOR AREA 1130 SQ FT 105 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>51</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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