

KAYBRIDGE
RESIDENTIAL



Kingston Road, Epsom, Surrey, KT17 2AB
Offers in excess of £525,000

Kingston Road, Epsom, Surrey, KT17 2AB

- Detached bungalow
- Close to Ewell West mainline train station
- Local shops, restaurants, Bourne Hall and library a walk away
- Garage
- Solar panels
- Driveway parking
- Front & rear gardens
- Wood burner

Newly refurbished, spacious two double bedroom detached bungalow situated in the heart of Ewell Village, offers good living space with a spacious sitting room with a wood burner and French doors leading to the garden. Internally, the property has plenty of windows throughout to flood each room with light and most look out over the garden. In addition there are two well-proportioned double bedrooms, a modern fitted kitchen and a bathroom.

To the rear, the garden has a patio area which is perfect for BBQs and alfresco dining, whilst to the front the property benefits from a drive that holds parking for two cars and laid lawn. This could be an ideal long-term home for any buyer wanting to live in the heart of Ewell.





Area

Ewell Village is a conservation area and boasts an abundance of amenities including numerous pubs, restaurants, and shops. Bourne Hall offers a comprehensive library, GP Centre, numerous family activities and is set in landscaped gardens ideal for picnics and enjoying the outdoors. The property is ideally located for mainline railway stations; Ewell West (Waterloo) and Ewell East (London Victoria and London Bridge).

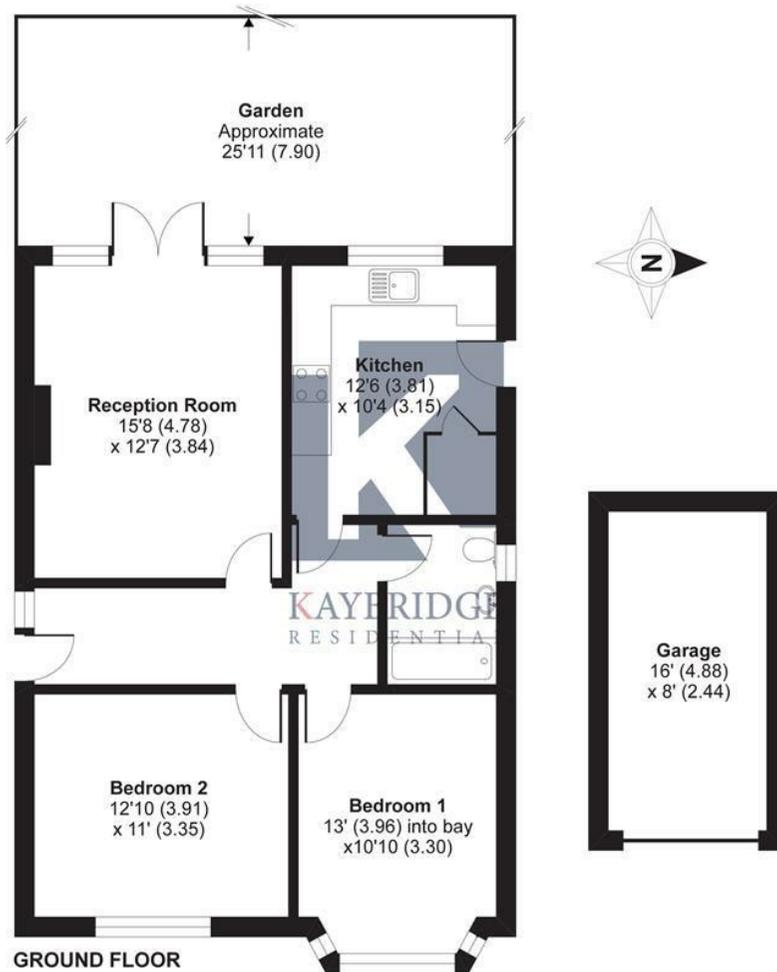
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These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity 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.



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APPROX. GROSS INTERNAL FLOOR AREA 903 SQ FT 83.8 SQ METRES (INCLUDING GARAGE)



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) A | | 91 |
| (81-91) B | 75 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 93 |
| (81-91) B | 71 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |



23 The Broadway Stoneleigh, Epsom, Surrey, KT17 2JE
 T: 0208 004 0474
 E: info@kbridge.co.uk
 www.kbridge.co.uk

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