



KAYBRIDGE
RESIDENTIAL



Fairfield Way, Epsom, Surrey, KT19 0EF
Offers in the region of £585,000

Fairfield Way, Epsom, Surrey, KT19 0EF

- Three Bedroom
- Modern Fitted Kitchen
- Two Reception Rooms
- Good Sized Garden
 - Driveway
- Ewell Court Location
- Annex/Garden Office
- Potential To Extend (STPP)
 - Detached
- Hogsmill Riverside Open Space

Kaybridge Estate Agents are delighted to market this well presented three bedroom extended detached family home with an addition of an Annex or garden office. The property is situated on arguably the best road in the popular Ewell Court area of Ewell.

The property has been modernised and offers neutral decor throughout. You are welcomed by a bright and spacious entrance hall providing access to the first reception room with double doors through to a further reception area. The current owners have extended the rear providing further living space and ceiling Velux windows allows natural light to flood the property. bi folding doors provide access to the rear garden.

The kitchen offers plenty of worktop and cupboard space and sits in good condition. Through the kitchen is a small side extension which provides the ground floor with a W/C and combined utility room.





The first floor presents three bedrooms in total. The master and second are both double in size and benefits from built in wardrobes and bay fronted windows. A further third bedroom also bay fronted is a larger than average. The family bathroom is a good size and offers a 3-piece suite.

The garden is west facing and provides new owners with a paved patio and lawn area. As a separate dwelling the house has guest accommodation and or home office in the Annex.

The location is well served by local shops, restaurants and within close proximity to Stoneleigh Mainline train station to London Waterloo There are a number of highly regarded schools in the area some of which rated outstanding.

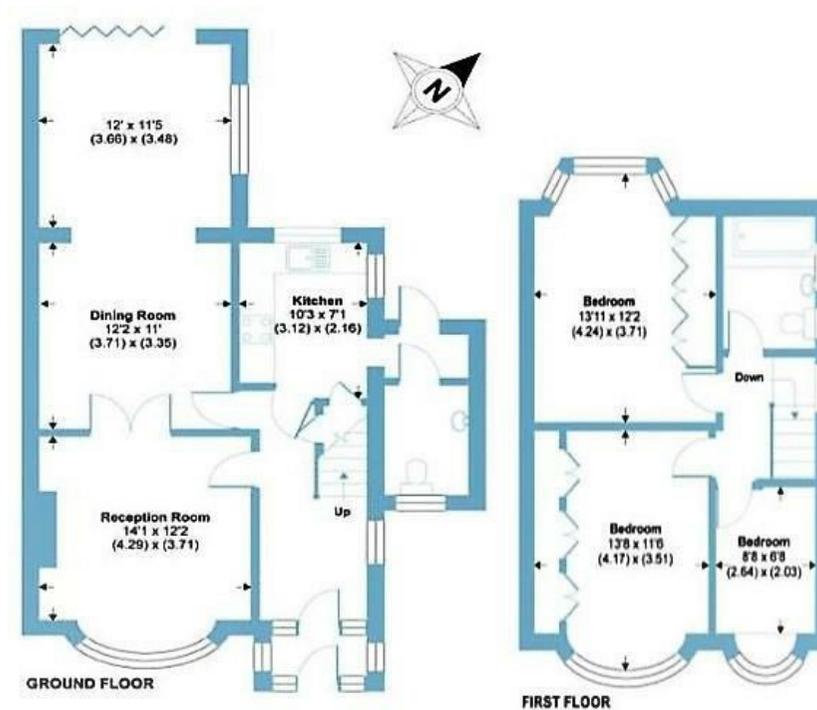
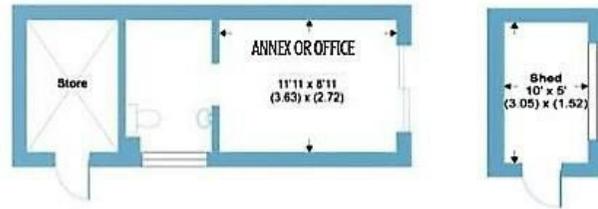
Vendor Says

The things that particularly attracted us to this house were the opportunity to buy somewhere that was detached, in a quiet road and within 15 minutes walk of Stoneleigh Station. In addition, we love the nearby Ewell Court Park and surrounding fields with the abundance of wildlife.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party has to 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 are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase.





Fairfield Way, Epsom, KT19

APPROX. GROSS INTERNAL FLOOR AREA 1203 SQ FT 111.7 SQ METRES (EXCLUDES OUTBUILDING & SHED)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		80
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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