



KAYBRIDGE
RESIDENTIAL



Fairfax Avenue, Ewell, Epsom, Surrey, KT17 2QQ

Asking price £950,000

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- Family Home
- Within Walking Distance to Non-Such Park
 - Chain Free
 - Large Garden
 - Double Garage
- Good School Catchment
 - Quiet Cul-De-Sac
- Good Size Conservatory
- Fifth Bedroom / Study
- Detached Home

This beautifully presented and chain free property is available for sale. Detached four/five bedroom property in a quite cul-de-sac located close to Ewell East railway station and local shops. The property consists of large living space, utility room and kitchen. The upstairs consists a master bedroom with modern en-suite bathroom and three further bedrooms and a family bathroom. The rear garden is southerly facing with patios areas and conservatory. The property has large driveway and a double garage.

This favoured location provides access to some of the best schools in Surrey and Greater London, including Glyn, Nonsuch, Ewell Castle and more. Additionally, the quaint Ewell Village centre serves everyday needs and beds the owner into local community through its pubs and restaurants. To the east and west of the village, the train stations provide fast links into differing central London locations such as Victoria, London Bridge and Waterloo. Within minutes Nonsuch park, ideal for dog walkers and lovers of the great outdoors.





Area

Ewell is a historic town between Epsom and Cheam. With sought after schooling including Glyn and Nonsuch nearby families are encouraged as buyers. To help keep the family occupied and interested there are a number of sporting facilities including tennis, rugby, swimming and golf. For runners or dog walkers the area is notoriously green with abundant parkland close by. Ewell Village is the closest high street with various other town centres being within short drives. The A217 and A3 are both a short car journey away and hold the access keys to driving from London to the South Coast.

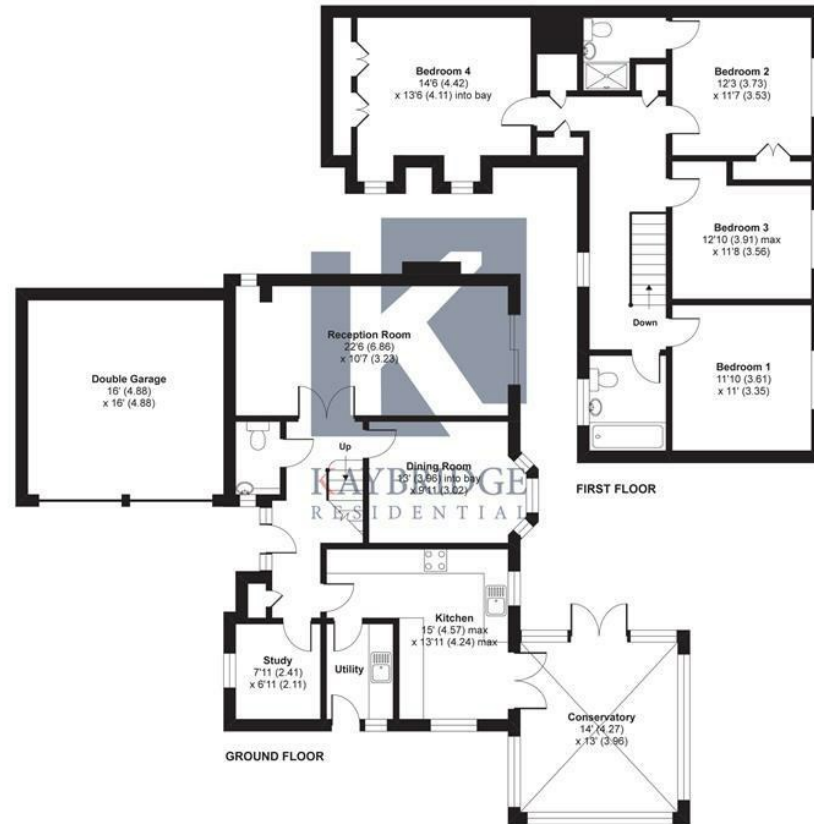
Disclaimer

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 2140 SQ FT 198.8 SQ METRES (INCLUDES 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		84
(81-91) B		
(69-80) C	69	
(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		80
(81-91) B		
(69-80) C	63	
(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		



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