



**19 Well Way, Epsom, Surrey
KT18 7LP**

£475,000 Freehold

Directions

From our office in Great Bookham proceed towards the top of the High Street turning left onto the A246 Leatherhead Road. At the roundabout take the 2nd exit onto the Leatherhead bypass road A24, at Beaverbrook roundabout take the 2nd exit and stay on the Leatherhead Bypass Road A24 3rd exit onto A24 continuing along taking a left into Wells Road and left into the Crescent and right into Well Way and number 19 can be found on your left hand side.

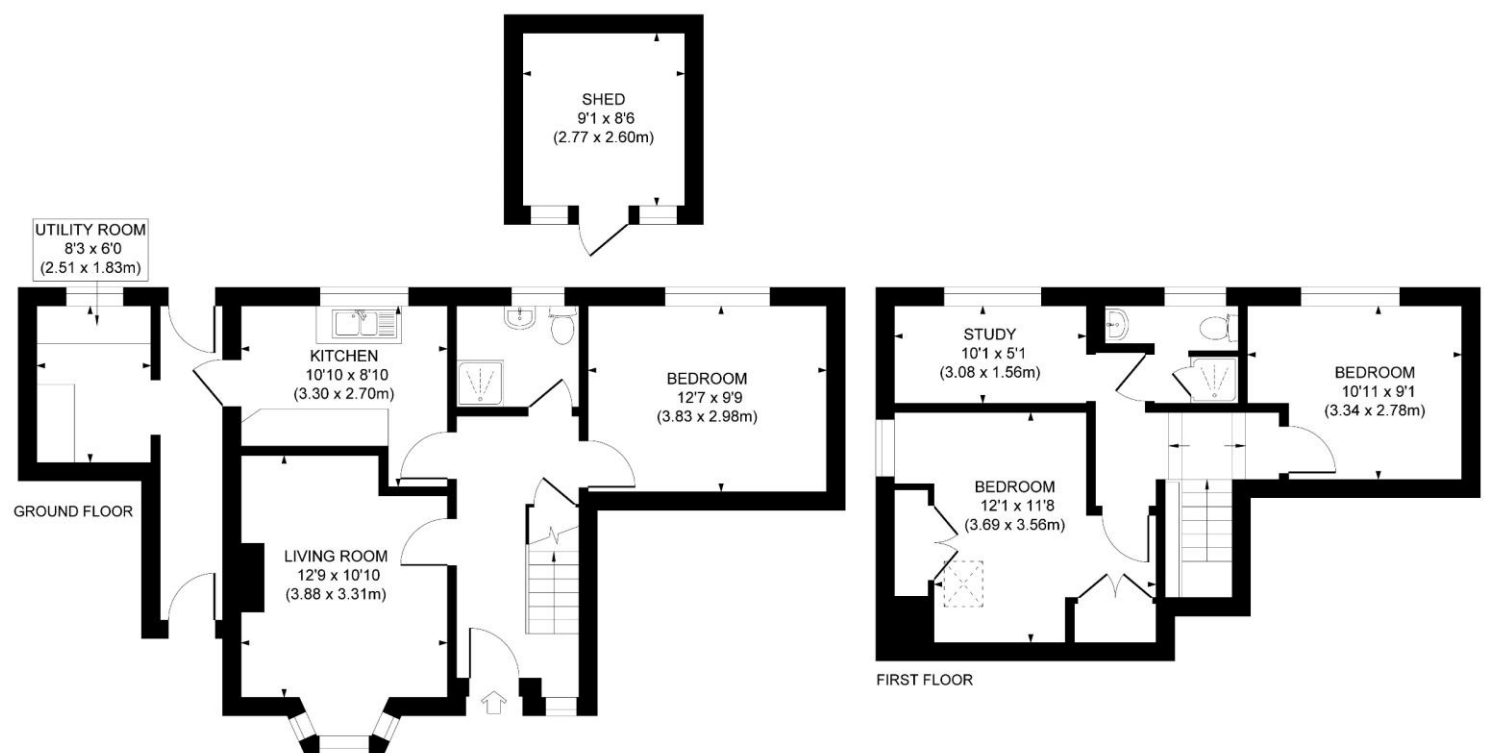
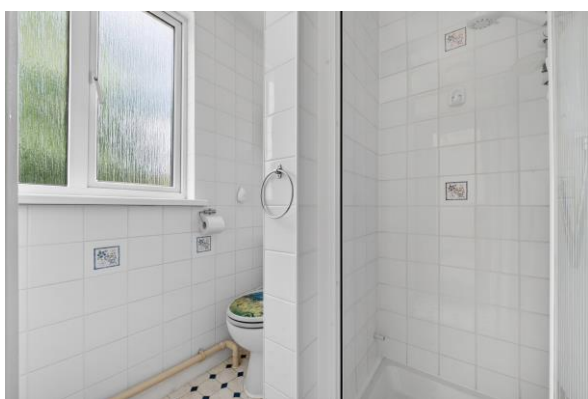
Approximate Gross Internal Area

Main House 1,042 sq. ft / 96.79 sq. m
Shed 78 sq. ft / 7.20 sq. m
Total 1,120 sq. ft / 103.99 sq. m



Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: D



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 4274

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

19 Well Way, Epsom, Surrey KT18 7LP

A good size 3 bedroom semi detached house situated in a quiet cul de sac location offered for sale with NO ONWARD CHAIN.

THE PROPERTY

This popular style of home, which in our opinion would now require updating and modernisation, does provide well proportioned and flexibility of accommodation. On the ground floor this consists of a shower room, living room, ground floor bedroom / dining room, kitchen incorporating a good range of matching eye and base level units with ample work surfaces plus a separate utility room. To the first floor there are then two further bedrooms, a shower room and a study / cot room. The property itself is approached via a block pavia driveway giving a good amount of off street parking with a side covered way leading to the rear garden which has been landscaped. In total the garden extends to 56ft x 32ft (17m x 9.6m) with mature trees providing good seclusion.



SITUATION

The property is ideally positioned for families and commuters alike within easy access to Epsom town centre, a wide range of shops, supermarkets and leisure facilities as well as regular rail services from Epsom station providing connections into London. Also close by are a number of highly regarded schools including Blenheim High School and Epsom and Ewell High School together with a selection of primary and independent schools nearby. Residents can also enjoy excellent recreation amenities with Epsom Common, Ewell Court Park and Horton Country Park all within easy reach offering extensive walking and cycling routes.

