



Melton Place, EPSOM KT19 9EE

welcome to

Melton Place, EPSOM

A fantastic opportunity to acquire this well-proportioned three-bedroom end of terrace family home, with off street parking & ideally positioned within easy walking distance of Epsom High Street and Ewell West station (Zone 6).





A well-presented three bedroom end of terrace family home, ideally situated within walking distance of Epsom High Street, a range of local shops, and Ewell West mainline station (Zone 6), offering excellent transport links into London.

The property provides bright and well-proportioned accommodation throughout, with the ground floor comprising a welcoming entrance hall with downstairs W.C. and useful storage, leading through to a generous dual-aspect reception/dining room measuring over 24ft in length. To the rear, there is a separate fitted kitchen with direct access out to the garden.

The first floor offers three bedrooms, including two well-sized doubles and a single bedroom, together with a family bathroom accessed from the landing.

Further benefits include the potential to convert the loft space (STPP), and the outbuilding also has potential for conversion.

Externally, the property benefits from a private rear garden measuring approximately 27ft, providing an ideal space for outdoor entertaining and family use.

This home is perfectly positioned for convenient access to Epsom's vibrant town centre, offering a variety of shops, restaurants and leisure facilities, as well as excellent schooling options nearby. Commuters will appreciate the proximity to Ewell West station (zone 6), with regular services into London Waterloo.

Total floor area 89.8 m² (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Melton Place, EPSOM

- End of Terrace Family Home
- Three Bedrooms
- Family Bathroom & Ground Floor W.C
- Off Street Parking
- Private Rear Garden
- Potential to Convert Loft Space
- Close to Ewell West Station (zone 6)
- Extensive Options for Schools

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EPS109746 - 0003

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