



Kingston Road, Epsom

£580,000

Freehold

- Character Property
- Link-Detached
- Three Bedrooms
- Two Reception Rooms
- Off Street Parking
- Front & Rear Gardens
- Close to Shops & Stations
- Summer House
- Gardeners W/C
- Spacious Bathroom



Set within the very heart of Ewell Village opposite the picturesque Hogsmill River, this attractive 18th century link-detached cottage offers convenience, being just a short walk from all that the village has to offer and both Ewell West & East railway stations providing easy access to London Waterloo, Victoria and London Bridge.

From the moment that you step through the front door the wealth of character and charm is immediately apparent, with character fireplaces and exposed beams, offering the perfect blend between the old and new.

The property comprises an entrance hall with doors to; front aspect living room with a feature character fireplace and exposed beams, front aspect dining room with an original stove, fitted storage, access to understairs storage and exposed beams,

with a door to the kitchen which comprises a range of eye and base level units, with space for a Range oven and other utilities, exposed beams with a door to the garden and a door to the spacious family bathroom, which offers a roll top bath and a separate walk-in shower.

On the first floor there are three bedrooms, two doubles and a single, all with exposed beams.

Outside to the front the garden which measures at its widest 53ft x 49ft is mainly laid to lawn with mature planting with a winding path leading to the parking area.

The rear garden is paved for low maintenance with a summer house, and outside gardeners W/C.

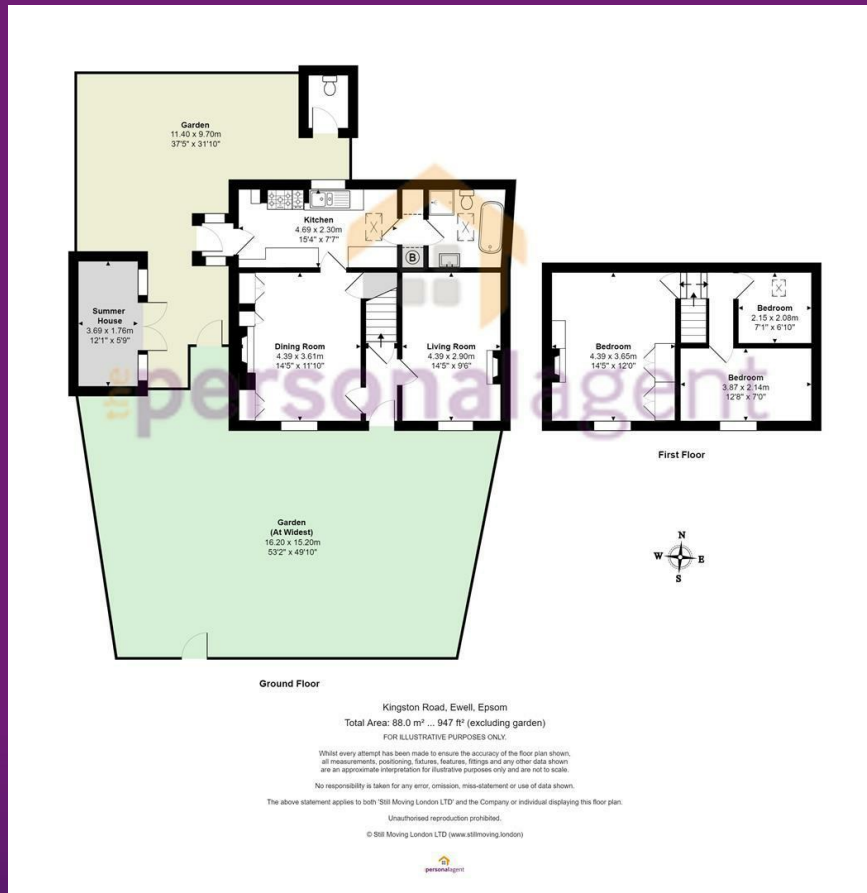
Ewell Village offers a variety of shops, restaurants, cafés and

pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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