



KAYBRIDGE  
RESIDENTIAL



Chatsfield, Epsom

Epsom

In Excess of £1,100,000



# 1 Chatsfield

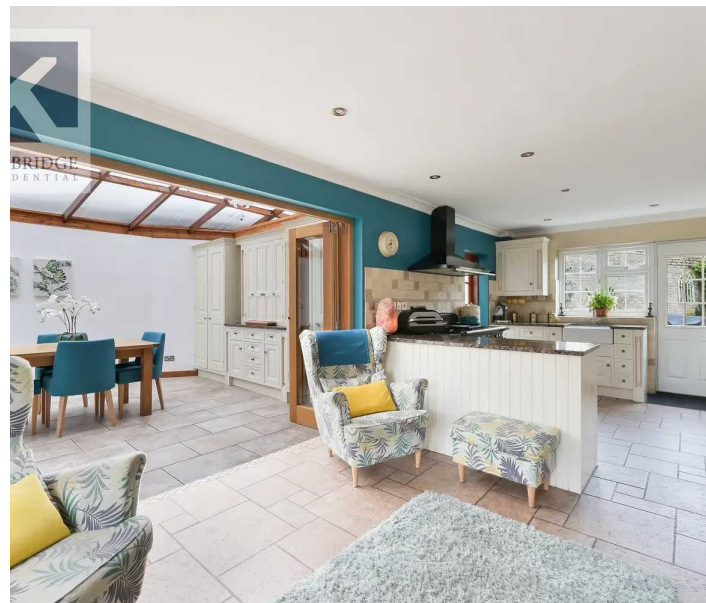
Epsom, Epsom

- Exceptional detached house with over 2000sqft of living space
- Walking distance to Glynn & Blenheim schools
- Ample off road parking, low maintenance garden
- Perfectly located for access to Ewell East & Ewell West train stations
- Multi functional outbuilding with kitchenette & shower room, ideal for the teenagers
- Detached Studio Accommodation

Kaybridge proudly presents this substantial and charming Neo-Georgian family home, ideally located within walking distance of both Ewell Village and East Ewell Station. The property is a detached house that has undergone careful extension and significant improvements, enhancing its living space and overall appeal.

The ground floor of the house offers a well-designed layout, beginning with a large and inviting kitchen/breakfast room. This area provides direct access to the rear garden, allowing for seamless indoor-outdoor living. An adjoining dining room adjacent to the kitchen is bathed in natural light, creating a pleasant atmosphere for family meals and entertaining. The front to back dual-aspect formal reception is another impressive feature of the property, adding elegance and versatility to the living space. Additionally, there is a modern shower room and a utility room on this level, providing convenience and practicality.

An intriguing aspect of this home is the extra reception room, which features a staircase leading to a double bedroom with an en-suite shower room. This arrangement offers the potential for an annex, making it an ideal space for guests, live-in relatives





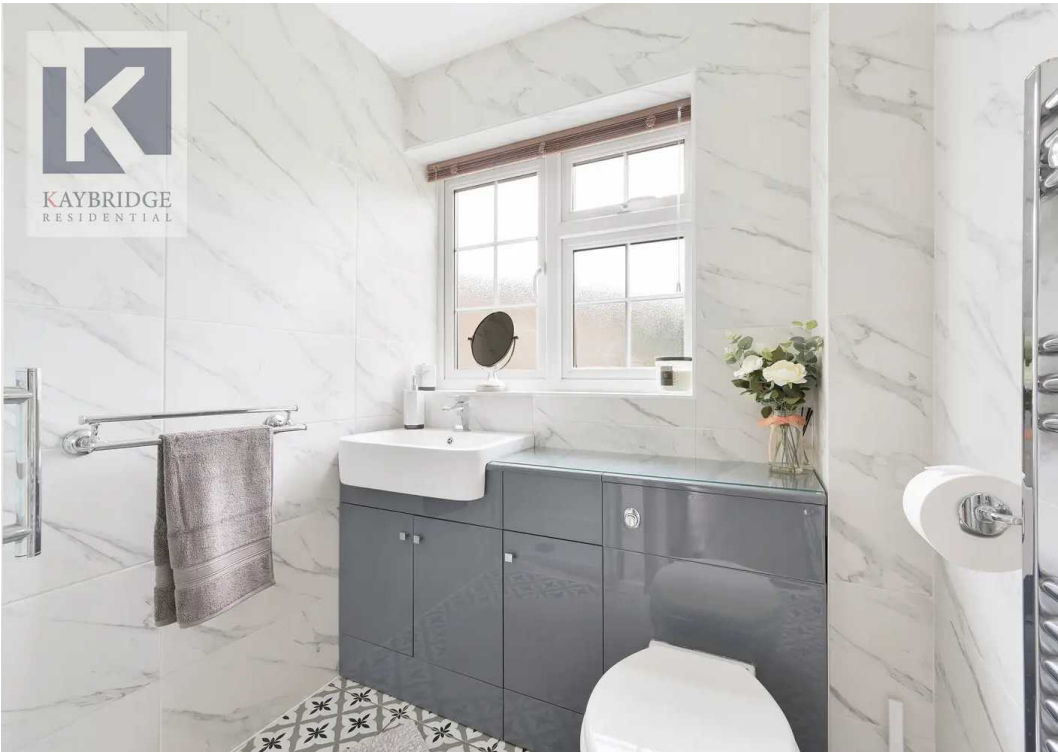


# 1 Chatsfield

Epsom, Epsom

Epsom is a lively and bustling town that boasts excellent transportation connections to London, making it a popular choice for commuters. The town center features a well-appointed shopping center, housing a wide range of useful shops and amenities. Moreover, Epsom is known for its vibrant dining and entertainment scene, with an array of trendy bars and restaurants, offering a delightful mix of both chain establishments and independent eateries. On the other hand, Ewell, a smaller village nearby, offers a charming atmosphere with a variety of quaint, independent shops and restaurants. Despite its smaller size, Ewell still provides fantastic bus and train links, ensuring residents can easily access surrounding areas and cities. The area's appeal is further heightened by the presence of top-quality schools, attracting many families to settle here, ensuring their children receive an excellent education. The region provides a rich array of schooling options, making it a desirable location for families. The property in question has unexpectedly become available again, presenting a unique opportunity for potential buyers. The current owners have found their dream home, prompting the need to sell this property. Given the desirability of the area and the limited availability of such homes, interested buyers are advised to act promptly and book a viewing to secure their chance to acquire this property. Overall, residing in Epsom and Ewell offers a wide range of benefits, including excellent transport links, a variety of shopping and dining options, and access to top-notch



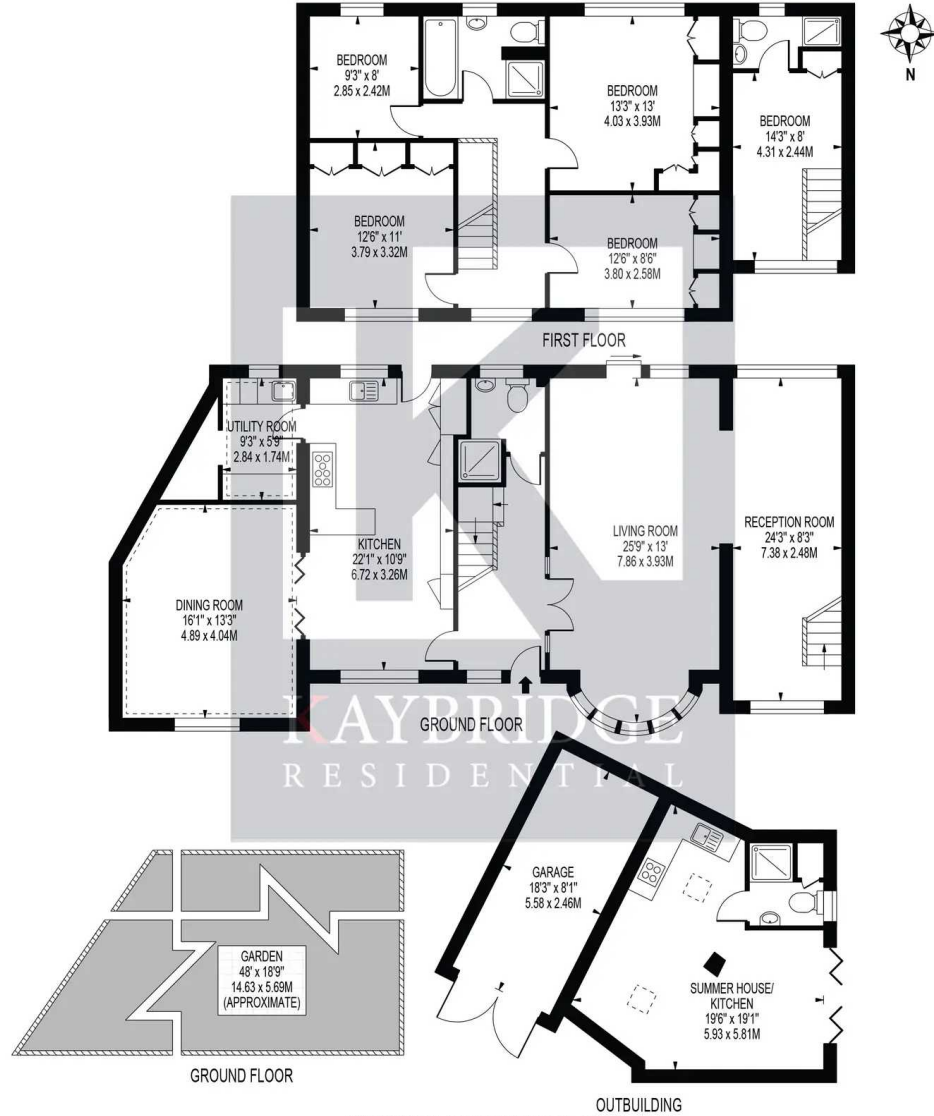


# CHATSFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2073 SQ FT - 192.57 SQ M  
(EXCLUDING OUTBUILDING & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING : 283 SQ FT - 26.31 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 148 SQ FT - 13.73 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





## Kaybridge Residential Estate Agent

431 Kingston Road, Epsom - KT19 0DB

0208 0044 007 • [ewell@kbridge.co.uk](mailto:ewell@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)