



20 Bluegates, Ewell
Epsom

Guide Price **£570,000**



20 Bluegates

Ewell, Epsom

4-bed semi-detached home needing refurbishment with no chain. Fantastic opportunity for family home in cul-de-sac near stations, park, and amenities. Driveway, garden, 4 beds, 2 bath, WC, lounge/dining, kitchen, garage, loft.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four Bed Semi Detached
- Two Bathrooms
- Good Sized Garden
- Garage
- Close to Nonsuch Park
- Requires Full Internal Renovation
- Sought After Location



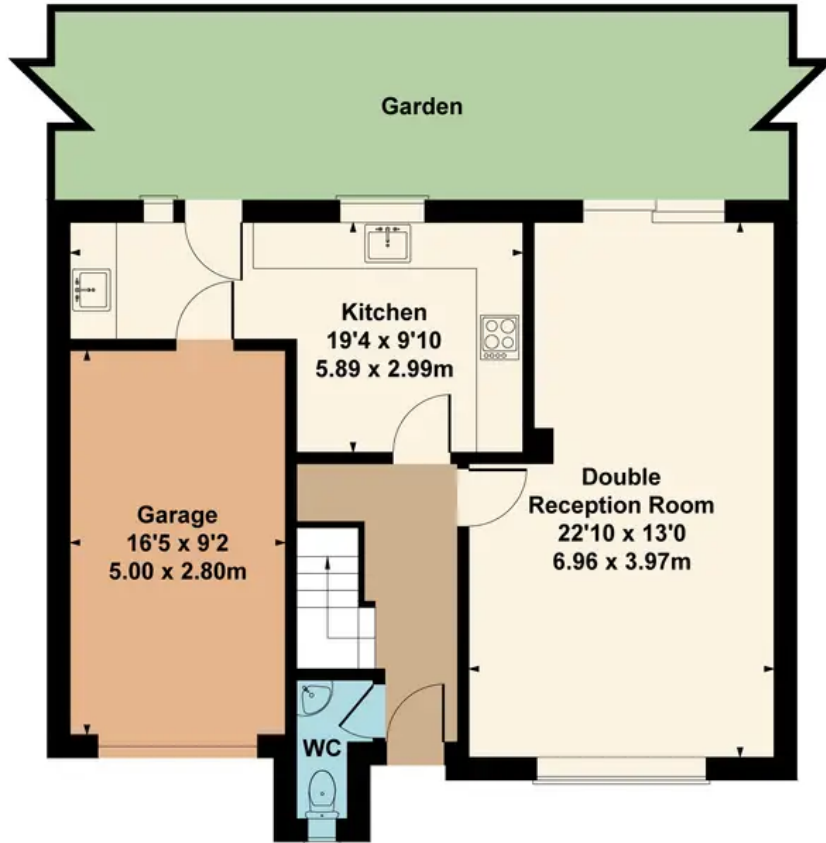
This four-bedroom semi-detached home, requiring complete refurbishment, is available with no onward chain. It offers a fantastic opportunity to create an ideal family home from a blank canvas. Nestled in a charming cul-de-sac, the property is conveniently located near Stoneleigh and Ewell West Stations and is adjacent to Nonsuch Park. Local amenities are easily accessible via Stoneleigh Broadway, Ewell Village, and Epsom Town Centre. Nearby schools include Ewell Grove, St. Clements Primary, and Ewell Castle. The property features a large driveway, a spacious garden, four bedrooms, a family bathroom, an en suite, a downstairs WC, a large through lounge/dining area, a separate kitchen with a utility area, a garage, and a loft.

Approximate Gross Internal Area

106.5 sq. m. (1146 sq. ft.)

Garage At 14.0 sq. m. (151 sq. ft.)

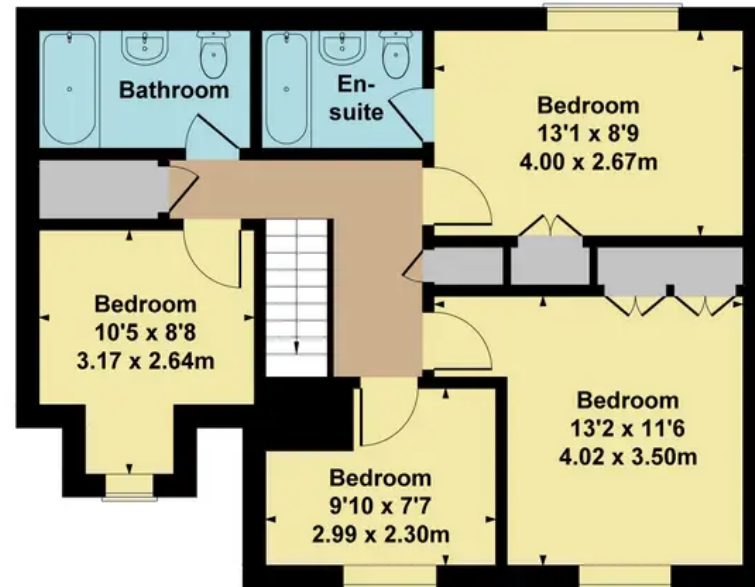
Total 120.5 sq. m. (1297 sq. ft.)



Ground Floor

Floor Area 47.9 sq.m. (516 sq.ft.) approx

Garage 14.0 sq.m. (151 sq.ft.) approx



First Floor

Floor Area 58.6 sq.m. (631 sq.ft.) approx

Not to scale, for layout reference only. All measurements are approximate.

Produced by As Built Energy Surveys for Cairds Estate Agnets.





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