



Brumfield Road, Epsom

Epsom

In Excess of £550,000

Brumfield Road

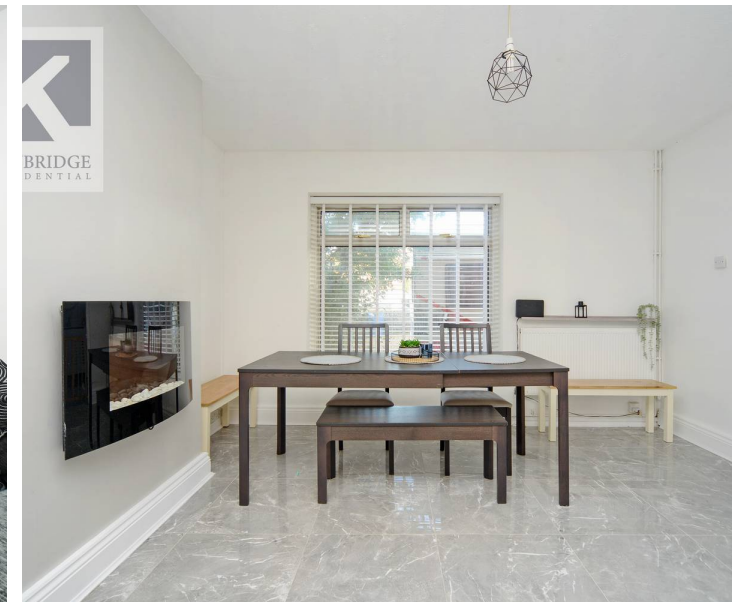
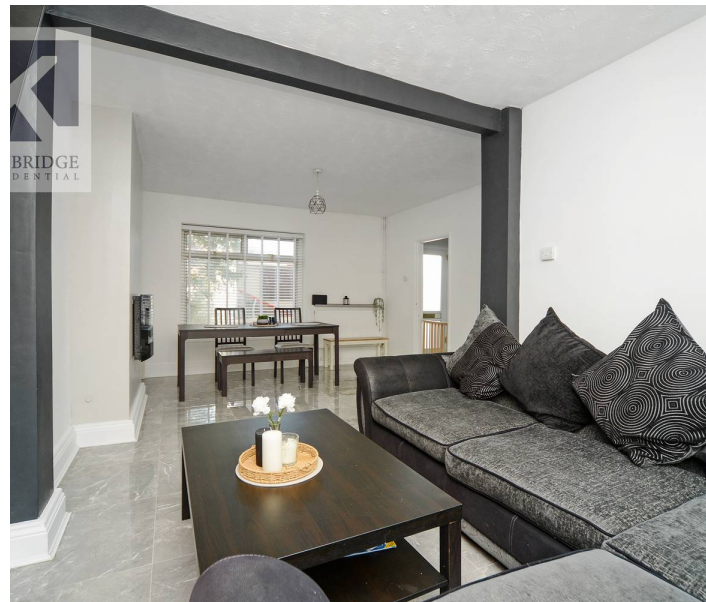
- Potential To Build STPP
- Large Land To The Rear
- Semi-Detached House
- Three Double Bedroom
- Close Proximity To Ewell West Station

Kaybridge Residential are pleased to offer to the market this lovely three double bedroom family home which offers deceptively spacious accommodation throughout, a viewing is highly recommended. The ground floor consists of a good size lounge to the front with glazed double doors leading into the kitchen/dining room. The superb well fitted, large kitchen/dining/dayroom runs across the width of the property to the rear and leading off the kitchen.

The newly fitted kitchen offers plenty of wall and base units, fitted worktops with built-in appliances.

To the first floor there are three double bedrooms. The family bathroom is fitted with a 3-piece white and double walk-in shower.

The front of the property is block paved which offers off-road parking and to the rear there is a delightful mature private garden mainly laid to lawn.





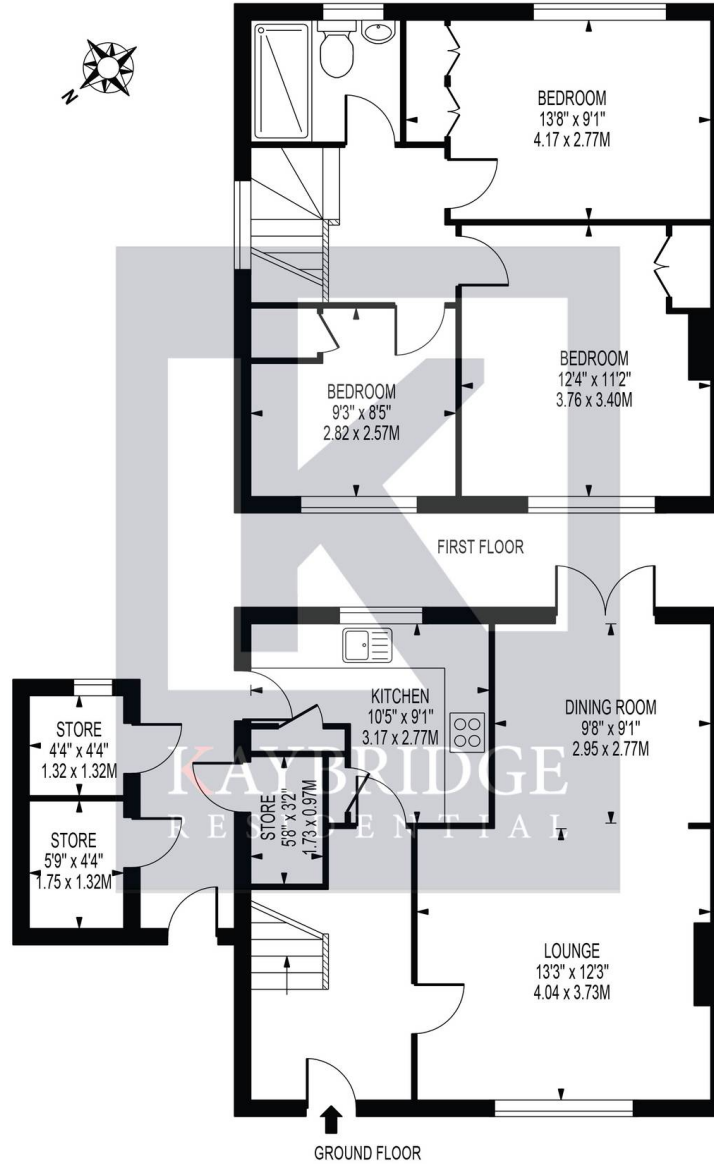
The property further benefits from double glazing and gas fired central heating and together with its spacious feel the property is pleasantly light and flows very well. Viewing is highly recommended to fully appreciate this superb family home.

Furthermore the property comes with a large land at the rear with a potential for further development STPP.

The picturesque Ewell Village is just over 1 mile away and 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 fairs. 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. Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick. Council Tax band: TDB

BRUMFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 924 SQ FT - 85.84 SQ M
(EXCLUDING STORES)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORES: 62 SQ FT - 5.73 SQ M



GROUND FLOOR
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.



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