



KAYBRID  
RESIDENT



ERNEST  
COTTAGES  
1853

Ernest Cottages Kingston Road

Epsom

Guide price £450,000 to £475,000





## Ernest Cottages Kingston Road

- Two Bedrooms and Loft Room
- Charming Period Cottage
- Centrally Located in Ewell Village
- Private Lawned Rear Garden
- Pretty Courtyard Setting

Kaybridge Residential is proud to present this charming three-bedroom cottage with a private garden, nestled in one of Ewell's most sought-after neighbourhoods, celebrated for its tranquillity and convenience.

Tucked away along a leafy pathway that opens onto a peaceful green, this delightful home offers a rare blend of character, privacy, and a true village atmosphere – a perfect retreat from the noise of everyday life.

Upon entering, you're welcomed by a bright and airy living room featuring a cosy fireplace, ideal for relaxing evenings. The modern kitchen is fitted with sleek appliances and offers generous storage and workspace, making it both stylish and functional.

Upstairs, the home boasts three well-proportioned bedrooms, offering comfort and versatility. The master bedroom stands out with double doors opening onto a beautiful balcony, adding a unique touch of charm and elegance. The additional bedrooms are ideal for family, guests, or even a home office.





Conveniently located just a short walk to Ewell Village and Ewell West mainline station, providing direct links to London Waterloo in approximately 30–40 minutes.

This hidden gem truly feels like a step back into a simpler, more peaceful way of life – a small community surrounded by green space and a sense of timeless charm.

If you're looking for something special and a lifestyle change, this beautiful cottage offers a unique opportunity and must be viewed to be fully appreciated.

Tenure: Freehold

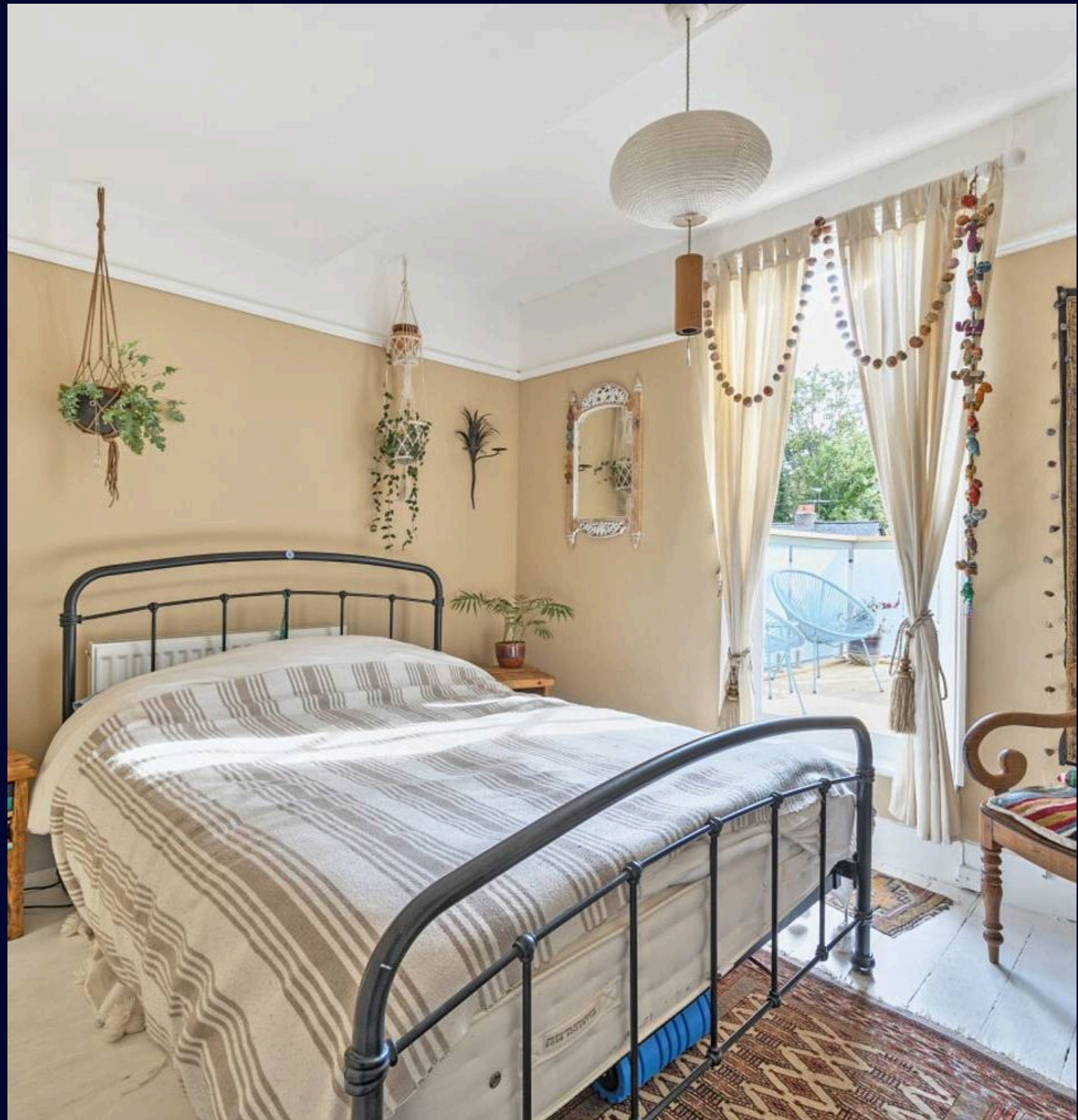
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**Fixtures and Fittings:** Items included with the property are subject to negotiation and may differ from what is shown or described in the brochure.

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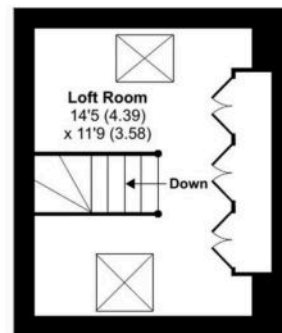




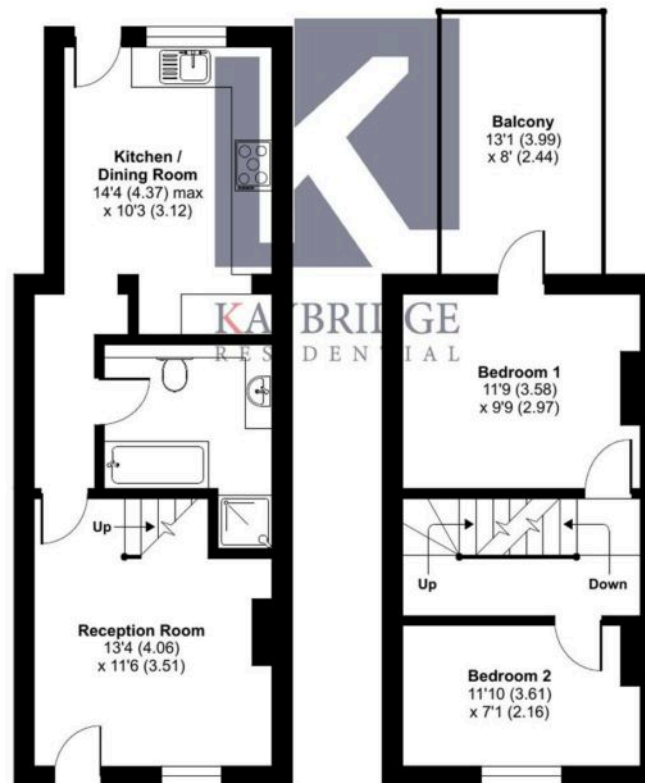
# Ernest Cottages, Kingston Road, Epsom, KT17

Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR





## Kaybridge Residential Estate Agents

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