



Ewell Grove Court

Epsom

£600,000





## Ewell Grove Court

### Epsom

- Three Bedroom Cottage
- Two Reception Rooms
- En-Suite To Principal Bedroom
- Gated Private Development
- Allocated Parking
- Great Condition Throughout
- 0.4 Miles To Ewell West Station
- 0.6 Miles To Ewell East Station

This beautifully renovated three-bedroom, two-bathroom cottage is set within an attractive gated development at Ewell Grove Court, offering both charm and modern comfort. Thoughtfully updated throughout, the home features a bright, welcoming living space, a well-appointed kitchen, and three generous bedrooms, including a primary suite with its own en-suite bathroom. The property forms part of a peaceful, well-maintained courtyard setting and comes with the added convenience of allocated parking, providing security and ease for everyday living.

Perfectly positioned on West Street, the cottage enjoys all the benefits of Ewell's sought-after village atmosphere—moments from shops, cafés, and green spaces—while being just a short walk from Ewell West & Ewell East stations for fast links into London. With highly regarded schools close by and a friendly residential feel, this is an ideal home for buyers seeking character, quality, and convenience in an enviable location.





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Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Ewell Grove Court, located on West Street in the heart of Ewell (KT17 1UX), offers the perfect blend of village charm and urban convenience. Positioned just a short walk from Ewell West station, residents benefit from quick links into London while enjoying the calm, residential character of the area. The location is especially popular with families thanks to its excellent schooling options, including Ewell Grove Primary, St Clement's Catholic Primary, Glyn School, and several other highly regarded institutions all within easy reach. Everyday amenities, cafés, green spaces, and local shops are all close by, creating a friendly and well-connected community feel. The property's setting provides a balanced lifestyle







# EWELL GROVE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 989 SQ FT - 91.86 SQ M



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