



River Way, Epsom



# £600,000

## Freehold

- Semi-detached
- Four bedrooms
- Extended kitchen breakfast room
- Modern family home
- Walk to Stoneleigh Station
- Off Street Parking
- Excellent School Catchment
- Viewing Strongly Advised



The property is located in a highly desirable road in the heart of Ewell Court, close to Hogsmill Nature reserve, yet within walking distance of both Stoneleigh Station and Ruxley lane shops.

This home has been cleverly extended by the current owners and offers bright and spacious accommodation, created specifically with modern living firmly in mind.

Early inspection is strongly advised to avoid disappointment due to the high level of interest we anticipate this property to achieve.

The property comprises an entrance hall with doors to the front aspect living room with a feature fireplace

and a doorway to the dining room. This leads to the extended double aspect kitchen breakfast room with sliding doors to the garden, island breakfast unit and space and plumbing for utilities, a cloakroom completes the ground floor. On the first floor there are two double bedrooms and a third bedroom currently used as an office, the modern family bathroom completes this floor. On the second floor is the spacious master suite with built-in units and a modern en-suite shower room. Outside to the front there is a driveway with parking and a shared driveway to the side leading to the garage at the rear, the south east facing rear garden is mainly laid to lawn with a paved terrace.

River Way is a highly sought-after and rarely

available road located in Ewell Court. It is situated within close proximity of Ewell Village and Stoneleigh Broadway, with Epsom and Kingston just a short drive away offering more comprehensive shopping facilities. The property is also just a short walk from the open spaces of the Hogsmill nature reserve providing a perfect balance between town and country living.

The area is very well served by trains to London Waterloo, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Freehold







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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