



Iris Road, Epsom



£475,000

- Semi Detached
- Three Bedroom
- Open Plan Kitchen/Diner
- Downstairs W/C
- Spacious Living Room
- Ensuite
- Driveway



Situated in West Ewell is this deceptively large, well presented, three bedroom family home.

The downstairs comprises; a spacious living room leading onto the open plan kitchen/dining area, providing rear access to the garden as well as the play room which could be utilised for a multitude of purposes.

The ground floor also benefits from a downstairs W/C, a utility room and study at the front of the house which could also be used as an additional bedroom.

The first floor occupies an impressive master bedroom featuring a dressing area, and ensuite shower room, Additional to this are two well proportioned bedrooms, as well as a modern family bathroom.

To the front of the property is a driveway providing off street parking for several cars, and to the rear is a charming garden with a separate patio/seating area.

Nearby Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a

public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres.

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.

Tenure: Freehold







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