



Swallow Place, Epsom



Offers In Excess Of £875,000 Freehold

- Four spacious double bedrooms
- Modern detached house
- Great position within a small cul-de sac
- 24ft lounge/family room
- Spacious 21ft kitchen/dining room
- Downstairs cloakroom
- En-suite shower room & family bathroom
- Impressive 49ft x 37ft garden
- Short walk of Zone 6 Station (0.2 of a mile)



Occupying a fantastic cul-de sac position within this highly sought after new development, this immaculately presented detached family home warrants immediate inspection to fully appreciate everything it has to offer.

The property enjoys accommodation approaching 1770 Sq Ft and benefits from bright and light rooms and a layout that really flows. This stunning home should be viewed at your earliest convenience.

Accommodation comprises a welcoming entrance hall, 21ft kitchen/dining room with a central island, 24ft lounge/family room with bi-fold doors opening to the rear patio and garden, downstairs W/C and spacious utility room. There is also a larger than average detached garage with further loft eaves storage space and a tandem driveway. On the first floor there are four bedrooms, all doubles, the master bedroom also benefits from an en-suite shower room and the main bathroom

completes this floor, not forgetting the large loft space that could easily be converted.

Having been created to encompass a modern design along with comfortable accommodation and a truly practical position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house and the added benefit of underfloor heating throughout the entire ground floor and a larger than average 49ft x 37ft garden. In our view this fine property provides the ultimate layout for a modern and practical family home. The property also falls in the catchment area of Ewell Grove Primary School and Glyn Secondary School which are both Outstanding.

The property offers easy access to Ewell East railway station which is just a 5 minute walk away and Ewell West railway

station, a 15 minute walk; both within Zone 6 with London Bridge, Waterloo and Victoria only 40 minutes away. The historic Nonsuch Park, Priest Hill nature reserve and Epsom Downs with its world famous racecourse are all close by. Nearby, the highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park). The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, doctor surgery and dental practice. It regularly holds gatherings such as fayres and exhibitions.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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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