



Gibraltar Crescent, Epsom

Guide Price £480,000

Freehold

- Three generous bedrooms
- Semi-detached family home
- Quiet position fronting a green in residential road
- Spacious living room
- Dining room linking to conservatory
- Modern family bathroom
- 76ft x 34ft Southerly rear garden
- Replaced driveway with parking
- Walk to shops, station & schools
- Huge scope to extend to the rear and loft STPP



Enjoying a fantastic position within this popular residential road, this semi-detached family home is set back from the main road and fronts a green and is conveniently located very close to Ewell West railway station, which is only a short walk away and offers frequent services to London Waterloo.

The property is presented in fantastic order and warrants a closer inspection to fully appreciate the generous and flexible accommodation it provides, which flows really well and enjoys lots of natural light. The current owners have carried out upgrades including the brick block driveway. When you couple the impressive space along with the convenient setting, this well positioned home really does offer the best of both worlds.

Chessington Road parade is within a short walk for daily essentials, and the nearby Ewell Village high street offers a good range of independent shops and high street favourites.

Local amenities include the village library and two doctor's surgeries. A wide range of recreational pursuits are also close by.

Sole agent.

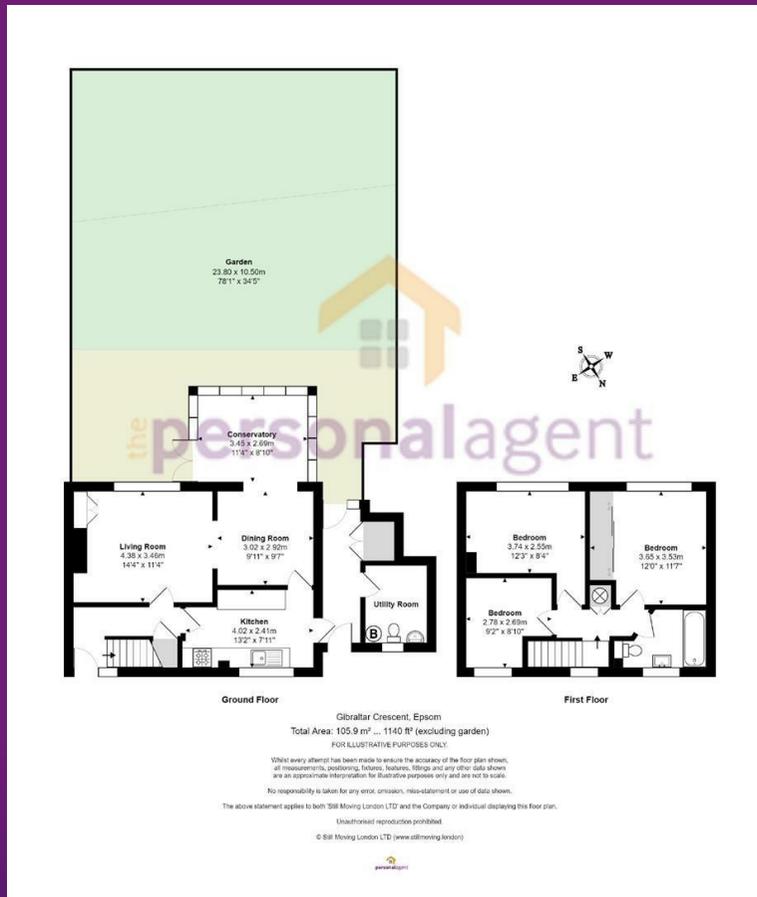
The property offers a welcoming entrance hall, spacious living room, generous dining room that links to a conservatory, modern kitchen and and a large utility space /downstairs cloakroom to the side of the property, which offers significant scope to convert or extend to create a larger ground floor footprint or potentially create a double storey extension STPP. On the first floor there are three very well proportioned bedrooms, modern family bathroom and access to loft space which is spacious and also offers the potential to convert STPP. Outside there is a driveway with parking for multiple cars a generous 76ft Southerly rear garden, with the added benefit of backing onto open land for extra privacy and seclusion.

The property is located on the periphery of Epsom and the ever popular West Ewell, which is within the catchment area of good local schools and a short distance from West Ewell railway station which is a zone 6 station and provides direct links to London (20/25 minutes to Clapham and Waterloo), as well as being just a short walk from bridle paths and footpaths that link to Hogsmill Nature Reserve and The Spring in nearby Ewell Village.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(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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