



Marsh Avenue, Epsom



# Guide Price £470,000

## Freehold

- Three bedrooms
- Semi-detached family home
- Quiet position in residential road
- Spacious living room
- Kitchen/dining room
- Modern family bathroom
- 45ft x 35ft Westerly rear garden
- Driveway with parking to the rear
- Walk to shops, station & schools
- Huge scope to extend to the side, rear and loft STPP



Set within a popular residential road, on a bold corner plot, this semi-detached family home 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 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 multiple upgrades to the property including re-wiring, new central heating system, refitted kitchen and bathroom too. When you couple the impressive space along with the convenient setting, this solid 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.

From a practical sense, the property offers a welcoming entrance hall, spacious living room, generous kitchen/dining room with granite worktops and a large utility space 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 is the main bedroom with built-in wardrobes, two further well proportioned bedrooms also with built-in wardrobes, modern family bathroom and access to loft space which is spacious and boarded, it also offers the potential to convert STPP. Outside there is a driveway measuring 3.7m

wide, with parking for two cars to the rear and a generous Westerly rear garden, with the added benefit of a downstairs toilet in the outside building that completes this home.

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) <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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