



KAYBRIDGE
RESIDENTIAL



London Road, Ewell, Epsom, Surrey, KT17 2BU
Asking price £925,000

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- One Bedroom Separate Annex
 - Substantial Family Home
- Open Plan Kitchen/Dining/Family Room
- Free Flowing Spacious Living Accommodation
 - Sought After Location
 - Great Transport Links to London
 - Excellent Schools Position
 - Good Size Family Garden
- Bespoke insulated garden summer house with gym/office/family room

Stunning five bedroom semi-detached house located just a short distance from Stoneleigh Broadway and Worcester Park high street with its excellent range of shops and amenities, bus routes and mainline train station into London Waterloo (zone 4).

The property is finished to an excellent standard throughout and comprises luxury integrated open plan kitchen with a breakfast bar, separate area for family living and dining and direct access onto a patio via bi folding doors. There is also a modern downstairs cloakroom, utility room and separate main reception room.

Furthermore the property benefits from a One Bedroom ground floor Annex with its own front door to the front as well as an access from the kitchen.





On the first floor there are three double bedrooms and a, modern family bathroom accessed from the landing.

Outside there is a patio that leads to a large turf rear garden complete with fully functioning home office or gym, lighting, power and internet. To the front of the property is a driveway for two/three cars. This wonderful family home really does have it all.

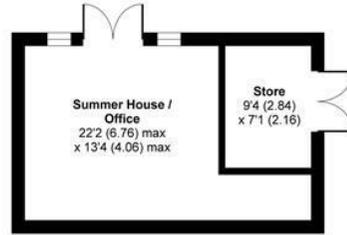
Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.



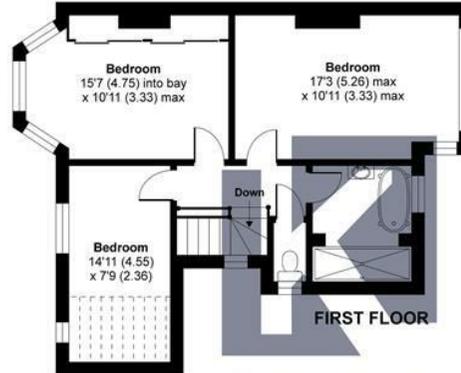
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Approximate Area = 1853 sq ft / 172.1 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Outbuilding = 296 sq ft / 27.5 sq m
 Total = 2188 sq ft / 203.3 sq m
 For identification only - Not to scale

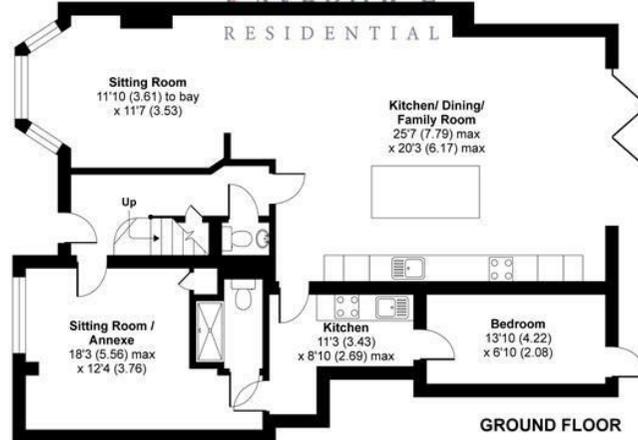


Denotes restricted head height

OUTBUILDING



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kaybridge Residential Ltd. REF: 768008

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		
	67	77
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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