



KAYBRIDGE
RESIDENTIAL



Devon Way, Epsom & Ewell, Surrey, KT19 9HS
Asking price £675,000

Devon Way, Epsom & Ewell, Surrey, KT19 9HS

- Extended Four Bedroom House
 - Utility Room
 - Through Lounge
 - Gas Central Heating
 - Off Street Parking
- Kitchen/Breakfast Room
 - Garage with Power
- Downstairs Shower Room
 - Family Bathroom
- Garden

Kaybridge Residential are delighted to bring to market this four bedroom extended family home.

The property has had the addition of a double story side extension which unlocks more space in the property. As you enter the property you are greeted with a welcoming entrance hall, to the right you will find the through lounge which is great for entertaining friends and family. To the left is the downstairs shower room and to the rear is the kitchen breakfast room.

As you make your way upstairs to the landing you will find the four bedrooms and family bathroom. there is also loft access which offers additional storage.

The house also benefits from having gas central heating, double glazing throughout, a garage to the side, off street parking to the front and a garden which is great for the summer time.

Call now to book your appointment.





Ewell 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. There are a range of popular local schools and of course Tolworth, Ewell West and Chessington North stations with their connections to London.

Disclaimer

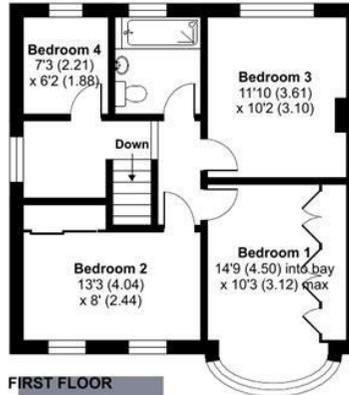
These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific 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.



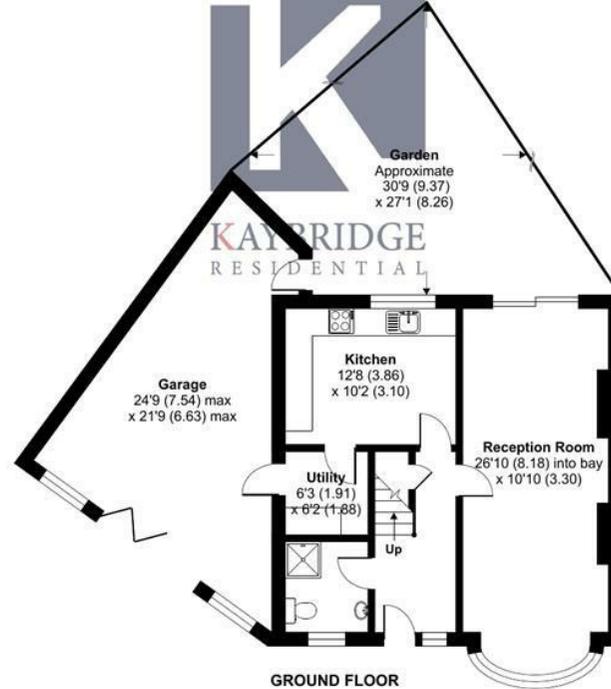
Devon Way, Ewell, KT19

Approximate Area = 1533 sq ft / 142.4 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2022. Produced for Kaybridge Residential Ltd. REF: 916010

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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	
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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