



**KAYBRIDGE**  
RESIDENTIAL



Preston Drive, Epsom, Surrey, KT19 0AD  
Offers in excess of £600,000

## Preston Drive, Epsom, Surrey, KT19 0AD

- Semi-Detached Bungalow
  - Two Double Bedrooms
  - Kitchen / Breakfast Room
- Renovated to Outstanding Condition
  - Walk to Shops, Stn. & Schools
    - Spacious Lounge
    - Garage & Driveway

Kaybridge Residential are delighted to bring to market this two bedroom semi-detached bungalow. The property has been well cared for by its current owners and is ready to move straight in to.

As you walk in to the property you are greeted with a welcoming hallway offering access to the rest of the property. The kitchen is well presented with everything you need to entertain friends and family. Next to this is the reception room to which both lead on the brick built extension which in turn leads on the garden which is laid to lawn with beds and shrub's.

To the front of the property you will find the two bedrooms and the bathroom. In addition to all this you will find double glazing through out, gas central heating, garage and off street parking.





### Local Area

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups.

### Disclaimer

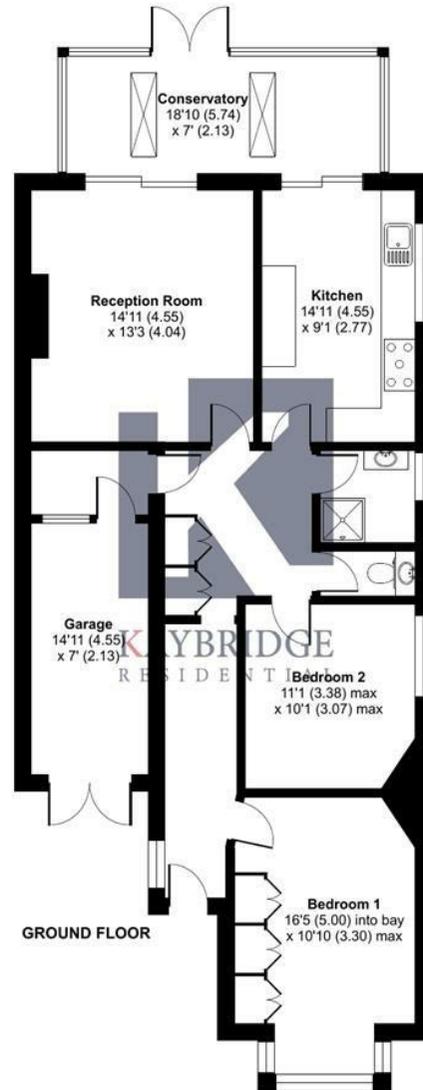
These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property, room sizes, garden or its location or proximity to other features or facilities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



# Preston Drive, Epsom, KT19

Total = 1161 sq ft / 107.8 sq m (includes garage)

For identification only - Not to scale



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: 830849

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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