



Preston Drive, Epsom, Surrey, KT19 0AE
Asking price £550,000

Preston Drive, Epsom, Surrey, KT19 0AE

- Detached Bungalow
- Well Presented Throughout
 - Landscaped Garden
 - Two Double Bedrooms
 - Self Contained Garden Bedroom
- Basement With Potential to Extend STPP
- Half A Mile From Stoneleigh Station
 - Sought After Location
- Great Transport Links to London

Offered to the market with oozing potential is this two/three double bedroom detached bungalow situated in a popular cul de sac in Ewell Court, only half a mile from Stoneleigh Station. Boasting a sizeable plot, the bungalow benefits from two well-proportioned double bedrooms, a kitchen, modern bathroom and a spacious reception room to the rear with a balcony overlooking the garden.

Furthermore the current owner has build a beautiful out building bedroom with full amenities,

The garden is particularly secluded. Further benefits include a loft space and large basement area , both of which could be converted subject to the usual consents.

The bungalow is conveniently located for local bus routes to both Kingston and Epsom. An early viewing is essential to fully appreciate all that is on offer.





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 A37 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsbury's 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.



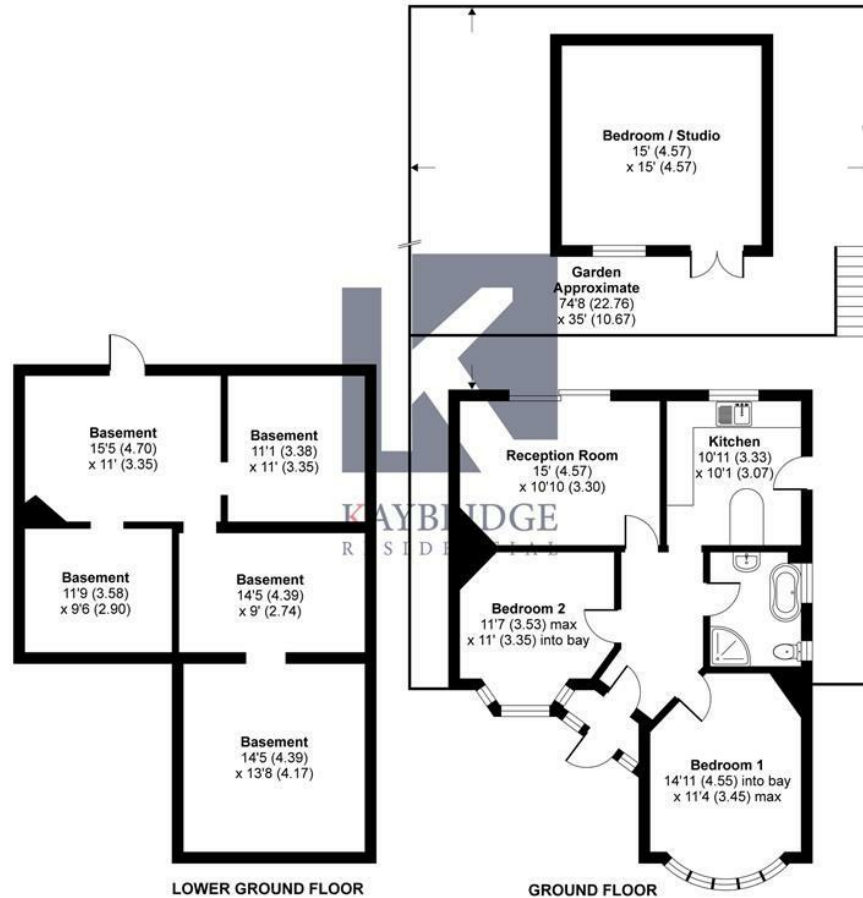
Preston Drive, Epsom, KT19

Approximate Area = 1471 sq ft / 137 sq m

Outbuilding = 225 sq ft / 21 sq m

Total = 1696 sq ft / 158 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Kaybridge Residential Ltd. REF: 753111

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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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