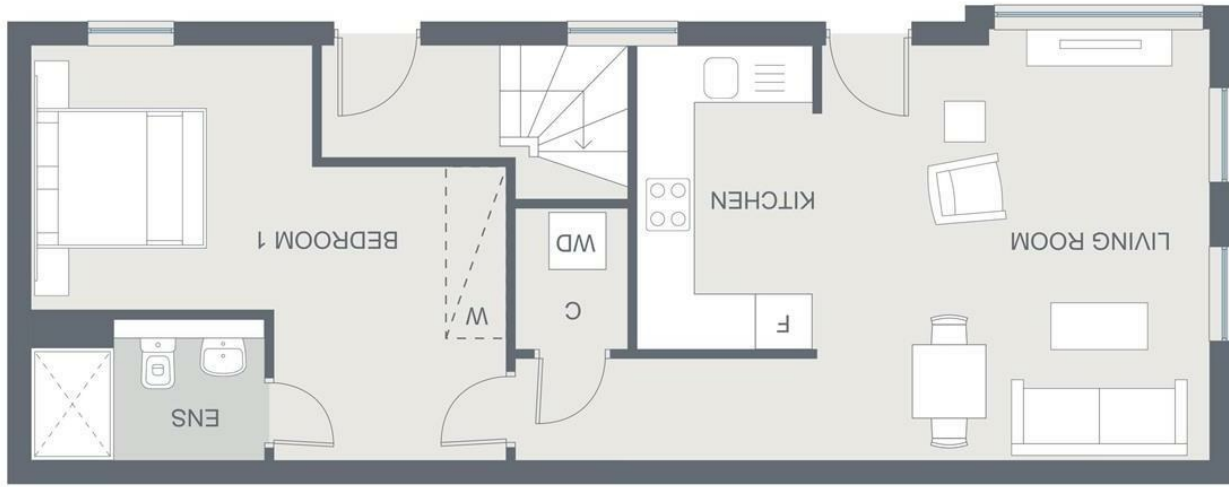


BLUE BIRD HOUSE  
GROUND FLOOR FLAT 04  
Area: 50 M<sup>2</sup> / 533 SQ.Ft  
Ground Floor: 1 Bed, 1 Bath





## Bluebird House High Street

Epsom, KT17 1SJ

**£1,450 Per Calendar Month**

Available April 2026. Bluebird House is a contemporary development of just fourteen elegant new homes - each offering a rare combination of style and individuality, located right in the heart of Ewell Village in North Surrey. All of the units will come "fully loaded" with integrated kitchens featuring Quartz work tops, induction hobs and cookers, fridge freezers and dishwashers, and luxurious bathroom suites. Other features include gas central heating to radiators, double glazing, and secure electronically controlled security gates.

Ewell is a leafy North Surrey village, located 12 miles south of Central London, just 2 miles north east of Epsom town centre and 3 miles from the famous Epsom Race Course. Positioned immediately outside the boundary of Greater London, the village has two British Rail stations - giving access to London Bridge and London Victoria within about 40 minutes. Junction 8 of the M25 is about 15 minutes drive away - with both Gatwick and Heathrow approximately 15 miles distant.

Flat 4 is a spacious ground floor maisonette - at 533 sq ft not far short of the size of many two bed flats locally! The front door opens to a generously proportioned open plan living room with a fully integrated luxury kitchen suite featuring Quartz work surfaces and ample room for a small dining table to the rear of the unit and a substantial double bedroom with plenty of room for wardrobes and an ensuite bathroom at the front. A rare chance to live in a private gated estate, in the heart of everything! What more could you want? Call today to book your appointment to visit!

- Available April 2026
- A genuinely LARGE one bedroom ground floor maisonette - "weighing in" at 533 sq ft - located in a private gated development, right in the heart of Ewell
- Luxuriously appointed but individual unit featuring a generously proportioned open plan living room and a "fully loaded" kitchen suite with Quartz work surfaces
- Massive double bedroom with ample room for wardrobe storage, fully equipped ensuite bathroom
- Deep utility cupboard, double glazed tilt & turn windows, gas/radiator heating, electronic gated security
- Situated only yards from Ewell Village centre and Ewell Castle School, 2 miles from Epsom town centre & 3 miles for Epsom Race Course
- Excellent public transport links with two local BR stations affording access to London Bridge and London Victoria in roughly 40 minutes
- EPC Rating "C"; Council Tax Band "C"
- Viewing very strongly recommended - so call today to book your appointment

