





Flat 7 Bluebird House 24 High Street

Epsom, KT17 1SJ

Price Guide £375,000

Silverman Black is delighted to offer this bright & spacious one bedroom luxury maisonette located in a select private "new homes" development right in the heart of Ewell Village - only yards from Bourne Hall and the local shopping facilities. Accessed via a private front door, a staircase rises to a large open plan living space which incorporates a truly luxurious fully integrated kitchen with all appliances and Quartz work surfaces and ample space for a dining table. In addition, there is a beautiful galleried "study" area situated over the staircase with a glass balustrade and plenty of space of a desk. The bedroom is a generous double room, with ample space for a large bed and plenty of room for wardrobes and storage, whilst the bathroom features quality fittings and a thermostatic overbath shower. Overall, a beautifully presented, fully equipped, bright and spacious apartment which is definitely worth a look - so book your appointment today.

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. Affording a full range of properties - including several spacious one bedroom units, some truly stunning two bedroom apartments (some with private outside space or a roof terrace), a beautiful two bedroom Mews House and a pair of unique three bedroom town houses - this modern, suburban complex will appeal to a wide spectrum of buyers. 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, secure electronically controlled security gates and a 10 year building warranty.

Available for occupation in 4 - 6 weeks.



- A bright, dual aspect luxury apartment located on a small, gated, private development right in the heart of Ewell Village, only yards from Bourne Hall and the local shopping facilities
- Superb open plan living space with sizable living and dining areas and a top quality, fully integrated kitchen with quartz work surfaces
- Galleried study area over the stairs with a feature glass balustrade, generous double bedroom with ample space for wardrobes, fully fitted luxury bathroom
- Gas/radiator heating; tilt & turn double glazed windows, Karndean & carpeted flooring
- Luxurious kitchen incorporating oven, hob, fridge/freezer and dish washer
- Share of Freehold, brand new 125 year lease
- Approximately 15 minutes walk to West Ewell and Ewell East BR stations - access to London Victoria and London Bridge in roughly 40 minutes
- Small private development of just 14 individual properties - with no two being the same
- Viewing highly recommended - so call today to book an appointment to visit

