



SILVERMAN
BLACK
PROPERTY SPECIALISTS





1 The Granary 24 High Street

Epsom, KT17 1SJ

Price Guide £595,000

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.

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.

1 The Granary is a stunning two bedroom/two bathroom Mews style house located towards the front of the development, benefitting from both a private terrace garden and a parking space. At 1100 sq ft, the accommodation is generously proportioned with the ground floor largely being a spacious open plan living area but also affording a separate Utility Room/WC - whilst upstairs both bedrooms are exceptional double rooms, each enjoying the use of a private en-suite bath/shower room. Luxuriously appointed from top to bottom - this is certainly one of the best units on the site - so arrange your visit today or risk being disappointed!



- A spectacular two bedroom Mews style house with two en-suite bathrooms, a private patio garden and parking
- 1100 sq ft of stylish and luxurious accommodation featuring a generous open plan living area with a sumptuous kitchen and separate Utility/WC on the ground floor
- Two large double bedrooms with ample space for wardrobes - each enjoying the use of a private en-suite bath/shower room
- Patio garden, Parking space
- Gas/radiator heating, double glazing, security entryphone system, Freehold
- Situated only yards from Ewell Village centre, Bourne Hall 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
- M25 Junction 6 - six miles; Both Gatwick & Heathrow airports circa 15 miles distant
- Viewing very strongly recommended - so call today to book your appointment to visit

