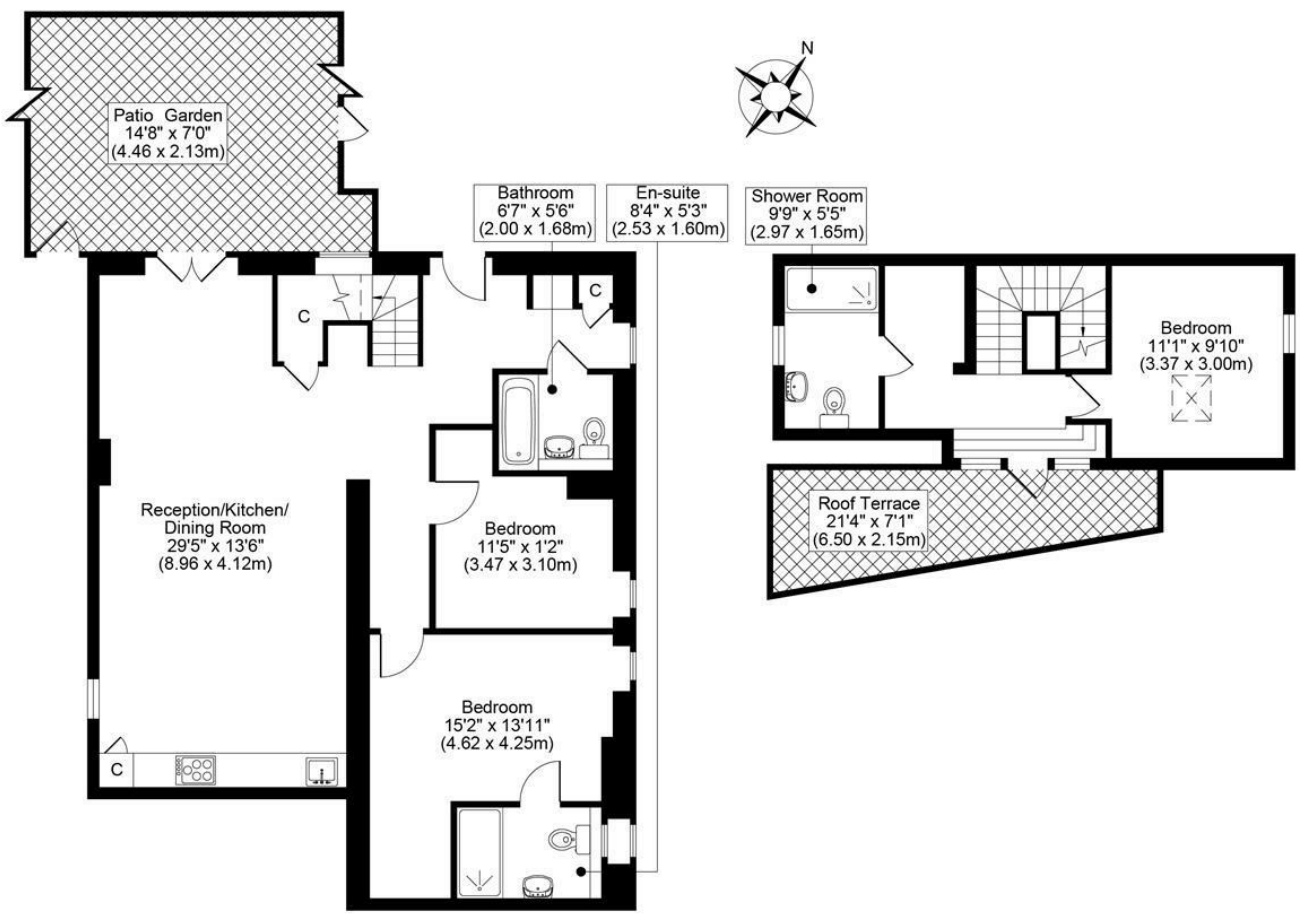


Campbell House, 24 High Street, Ewell, Epsom, KT17 1SJ **Price Guide £685,000**

SILVERMAN BLACK
PROPERTY SPECIALISTS

HIGH STREET, EWELL, KT17
TOTAL APPROX FLOOR PLAN AREA 1247 SQ.FT (116 SQ.M)



GROUND FLOOR FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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SILVERMAN BLACK
PROPERTY SPECIALISTS





24 High Street

Epsom, KT17 1SJ

Price Guide £685,000

- A "home with a history"! An outstanding brand newly refurbished three bedroom/three bathroom semi detached house - formerly part of an engineering firm that helped build Donald Campbell's record breaking Bluebird car
- Superb open plan living space with ample space for both sitting room and dining room furniture
- Fully loaded kitchen with integrated appliances, a range-style kitchen and quartz work top surfaces
- Two ground floor double bedrooms and two bathooms - one being an en-suite facility
- First floor "Master Bedroom" suite comprising a double bedroom, walk-in wardrobe, full ensuite bathroom and a small private roof terrace
- Full 10 year building guarantee, gas/radiator heating, double glazing, hardwood interior doors
- Private enclosed patio garden, parking space with EV charger
- Freehold; Council Tax and EPC still to be set
- 12 minutes walk to both Ewell East & Ewell West stations - giving access to London Victoria, Waterloo and London Bridge in under 4 minutes.
- 5 minutes walk to Ewell Castle School, 2 miles to Epson centre; 2.5 miles to Epsom race course.

Silverman Black is delighted to offer this brand newly converted 3 bedroom, 3 bathroom semi detached home to the market. Located at the rear of a private, gated development right in the heart of Ewell Village, the property provides bright and generously proportioned living accommodation, spread over two floors. The ground floor comprises a wide, open plan entrance hall with ample storage and a small utility room, an impressive living area with ample room for sitting room and dining room furniture, a fully loaded, integrated kitchen with a range style cooker with two downstairs bedrooms and two bathrooms. Upstairs, there is a further double bedroom, a walk-in wardrobe, ensuite bathroom and wide double doors onto a small private roof terrace. Externally, the house has one parking space with a built in EV charger and a enclosed private patio (approx. 20 ft x 10 ft). In terms of local facilities, The Bluebird House development is located is located centrally in Ewell Village, only about 50 yards from both Bourne Hall and the main shopping facilities, and less than 5 minutes walk from Ewell Castle school. Both Ewell East and Ewell West BR stations are just over half a mile distant - with services from Ewell West connecting to Guildford and London Waterloo (33 minutes), whilst Ewell East connects Epsom to London Victoria and London Bridge (both in just under 40 minutes). Fuller shopping and entertainment facilities are located in Epsom town centre - approximately 2 miles away, whilst the vast open spaces of the world famous Epsom race course is just a little further afield (2.5 miles). The entire area is very well served with excellent state, private and independent schools - with around 90% being rated as either "Good" or "Outstanding" in their recent Ofsted reports. Brand new, vacant and ready to move into - we highly recommend viewing this exceptional, individual home. You won't be disappointed!





