



Nursery Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Beautifully extended chalet style home
- Flexible & stylish accommodation
- Stunning 18ft x 15ft kitchen/dining room
- Four bedrooms over two floors
- Modern ground floor four piece bathroom
- Two reception rooms
- Landscaped low maintenance rear garden
- Off street parking to front
- Short walk to station and Ewell village
- Catchment of Ofsted Outstanding school

Located in the heart of Ewell Village, The Personal Agent are delighted to present this charming semi-detached chalet bungalow, which has been thoughtfully extended, reconfigured and refurbished to an exceptional standard.

Beautifully presented throughout, the property is ready to move straight into and offers a well-balanced layout that will appeal to discerning downsizers, professional couples and families alike. The versatile accommodation provides a deceptively spacious feel, while the nearby Ofsted-rated Outstanding school is an added benefit for families.

The property is ideally positioned just a short walk from Ewell Village centre and West Ewell railway station, approximately 0.4 miles away, providing excellent convenience for everyday amenities and commuters alike.

Purchased ten years ago for its exceptional setting, the property has since been comprehensively transformed. Thoughtfully extended to the rear and first floor, it is now a turnkey home of genuine quality, impeccably finished and perfectly suited to



modern family life. A generous gravel driveway provides ample off-street parking.

Inside, light and flow define the experience. The spacious entrance hall creates an immediate sense of space, with oak flooring extending through towards the rear extension.

At the heart of the home is the magnificent 18ft x 15ft kitchen/dining room, designed for both everyday living and entertaining. Quality cabinetry, wood worktops and a central island are complemented by a striking roof lantern, while French doors open onto the beautifully landscaped garden, creating a seamless connection between indoors and out.

The generous 14ft living room flows naturally from the kitchen, providing a refined yet comfortable retreat while remaining connected to the sociable rear living space.

Flexibility is central to the layout, with a well-proportioned ground floor bedroom served by a striking contemporary four-piece family bathroom. This versatile space is ideal for guests,

multi-generational living or those seeking single-level convenience. A second reception room to the front completes the adaptable ground floor accommodation.

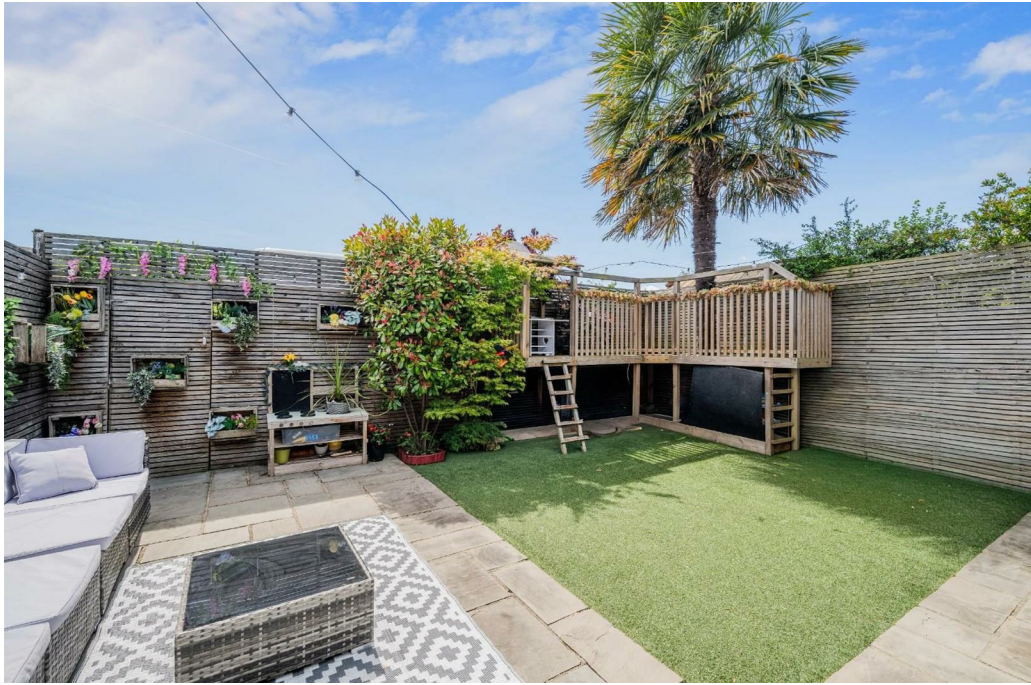
Upstairs, the home continues to impress, with a principal bedroom featuring useful eaves storage and Velux windows, alongside two further double bedrooms providing excellent family accommodation.

Outside, the beautifully landscaped rear garden is private, well arranged and exceptionally low maintenance, with a patio area and artificial lawn creating an ideal space for relaxing and entertaining. Further benefits include a private garage en bloc to the rear and ample off-street parking to the front.

What truly sets this home apart is its exceptional balance of scale, flexibility and quality. Just a short walk from Ewell Village centre, the station and highly regarded schools, this is a home defined by intelligent design, natural light and a superb finish, all within an established and highly desirable setting.

Tenure: Freehold
Council Tax Band: D





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Total Area: 1550 SQ FT • 143.96 SQ M
(Including Eaves Storage, Restricted Height Area & Garage)
Eaves Storage & Restricted Height Area : 78 SQ FT • 7.20 SQ M
Garage Area : 132 SQ FT • 12.30 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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