



Pams Way, Ewell

The **PERSONAL** Agent

# Guide Price £750,000

## Freehold

- Offered to market chain free
- Semi detached four bedroom family home
- Over 1,800 sq ft of accommodation
- Presented in good condition throughout
- Stunning 27ft dual aspect reception/dining room
- Spacious kitchen/breakfast room with central island
- Separate utility room and dedicated home office
- Principal bedroom with en-suite shower room
- Integral garage and off-street parking
- Conveniently located close to excellent schools, transport links and local amenities

The Personal Agent are delighted to welcome to the market this substantial and beautifully proportioned four bedroom detached family home, offering over 1,800 sq. ft. of versatile accommodation and presented in good condition throughout, all while being offered to the market with no onward chain.

The ground floor has been thoughtfully designed for modern family living, with a welcoming entrance hall leading to an impressive 27ft dual aspect reception and dining room, providing an exceptional entertaining space with a beautiful bay window to the front and ample room for both formal dining and everyday living. To the rear of the property is a spacious kitchen/breakfast room, featuring generous worktop and cupboard space, a central island and direct access to the garden. A separate utility room keeps the practical elements of family life tucked away, while an adjoining home office offers the ideal space for those working from home. Completing the ground floor is a downstairs WC and internal access to the integral garage.



Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the benefit of its own en-suite shower room, while the remaining bedrooms are all generous doubles, making the home perfectly suited to growing families. A family bathroom serves the additional bedrooms, with the layout providing excellent flexibility for family life.

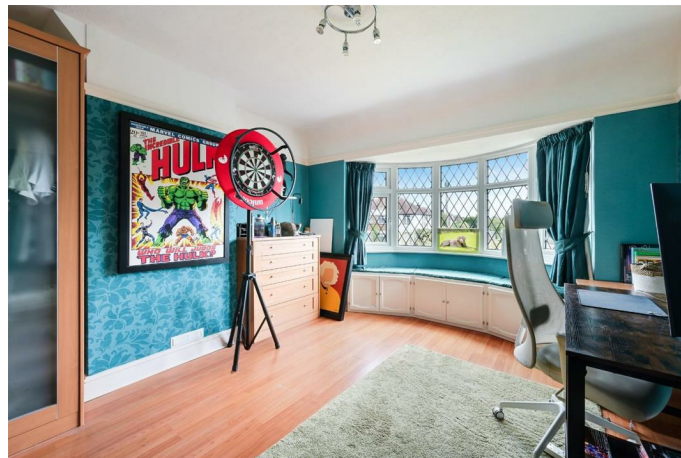
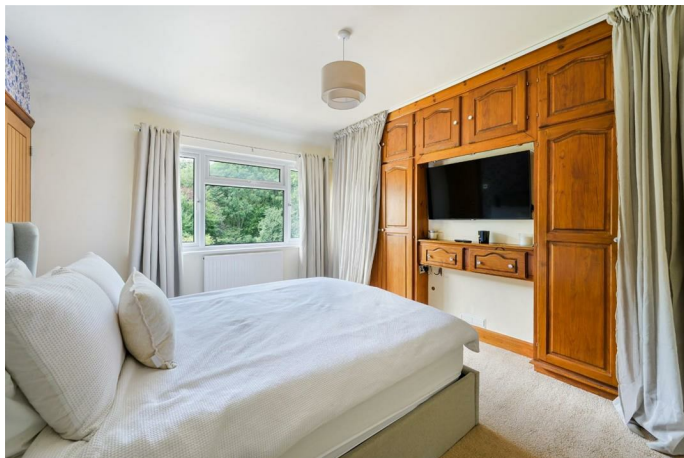
Externally, the property benefits from a private rear garden, ideal for outdoor entertaining and children's play, while to the front there is off-street parking leading to the integral garage, providing further storage or secure parking.

Pams Way is a highly regarded residential location, popular with families thanks to its excellent local schools, nearby parks and open green spaces, convenient transport links and easy access to both Epsom and Ewell. Combining generous living accommodation, practical family features, a chain-free position and a desirable location, this is a fantastic opportunity to acquire a wonderful family home ready to move straight into.

Ewell Court remains one of the area's most sought after family locations, renowned for its excellent local schools, nearby parks, convenient transport links and strong sense of community. The property is also ideally positioned for easy access to Ewell Village, Epsom Town Centre and a wide range of local amenities.

Adding to its appeal, the property is within close proximity to the beautiful Hogsmill Local Nature Reserve, a fantastic destination for family walks, dog owners and those who enjoy the outdoors. There are also a number of nearby parks and open green spaces, offering children's play areas, football pitches, tennis courts and recreational facilities, making this an exceptional location for families looking to enjoy an active lifestyle.

Tenure- Freehold  
Council Tax Band - E





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## Pams Way

Total Area: 1815 SQ FT • 168.62 SQ M  
(Including Garage)  
Garage Area : 175 SQ FT • 16.24 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) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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### LETTINGS & MANAGEMENT

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

