

The PERSONAL Agent

18 Percival Way, Epsom

Guide Price £575,000

Percival Way, Ewell

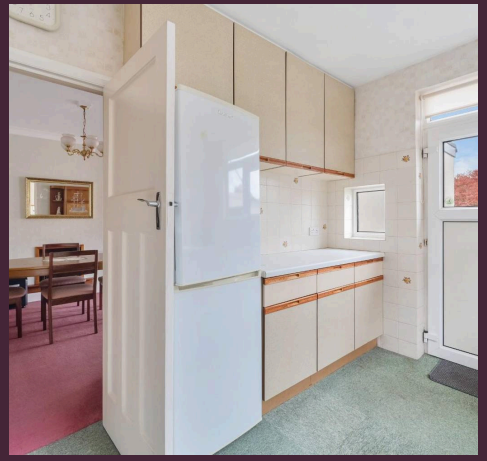
- Offered to the market chain free
- Extended semi betached bungalow
- Three well proportioned bedrooms
- Fitted kitchen and modern shower room
- Bright and spacious reception room
- Off street parking for two cars
- Landscaped and private rear garden
- Detached garage
- Potential to extend further STPP
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this chain free semi detached bungalow, ideally situated within a quiet cul de sac and conveniently located close to a number of local amenities.

The property offers a flexible and versatile layout, currently arranged to provide three bedrooms, while also offering excellent potential for further extension and enhancement, subject to the necessary planning permissions. This is a fantastic opportunity for buyers looking to create their ideal home in a desirable and peaceful location.











Description

A well proportioned three bedroom family home situated in a popular residential location in Epsom, offering approximately 935 sq ft of accommodation together with a separate garage. The property is presented in good overall condition but would benefit from some modernisation, offering an excellent opportunity for a buyer to update and personalise the home. The ground floor features a welcoming entrance hall, generous front aspect bedroom with attractive bay window, two further bedrooms and a family bathroom. To the rear is a spacious sitting room and separate dining room, providing excellent reception space for family living and entertaining. The kitchen is positioned to the side with access to the rear. Externally, there is a separate garage and potential for further enlargement, subject to planning permissions and consents. Overall, this is a well-sized three bedroom property with a practical layout, good existing accommodation and scope for further improvement and extension.



Percival Way is nestled in the Borough of Epsom & Ewell, Surrey, just 15 miles southwest of central London. Ideally positioned for commuters, the development offers excellent transport links, with Stoneleigh and Tolworth stations providing direct rail services to London Waterloo in just 35 minutes. For those traveling by road, Central London and Portsmouth are easily accessible, both within a short drive. Additionally, local bus services, conveniently located opposite Tealing Court, provide direct routes to Kingston, Epsom town centre, and nearby hospitals, ensuring seamless connectivity for residents.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D


KYPROS



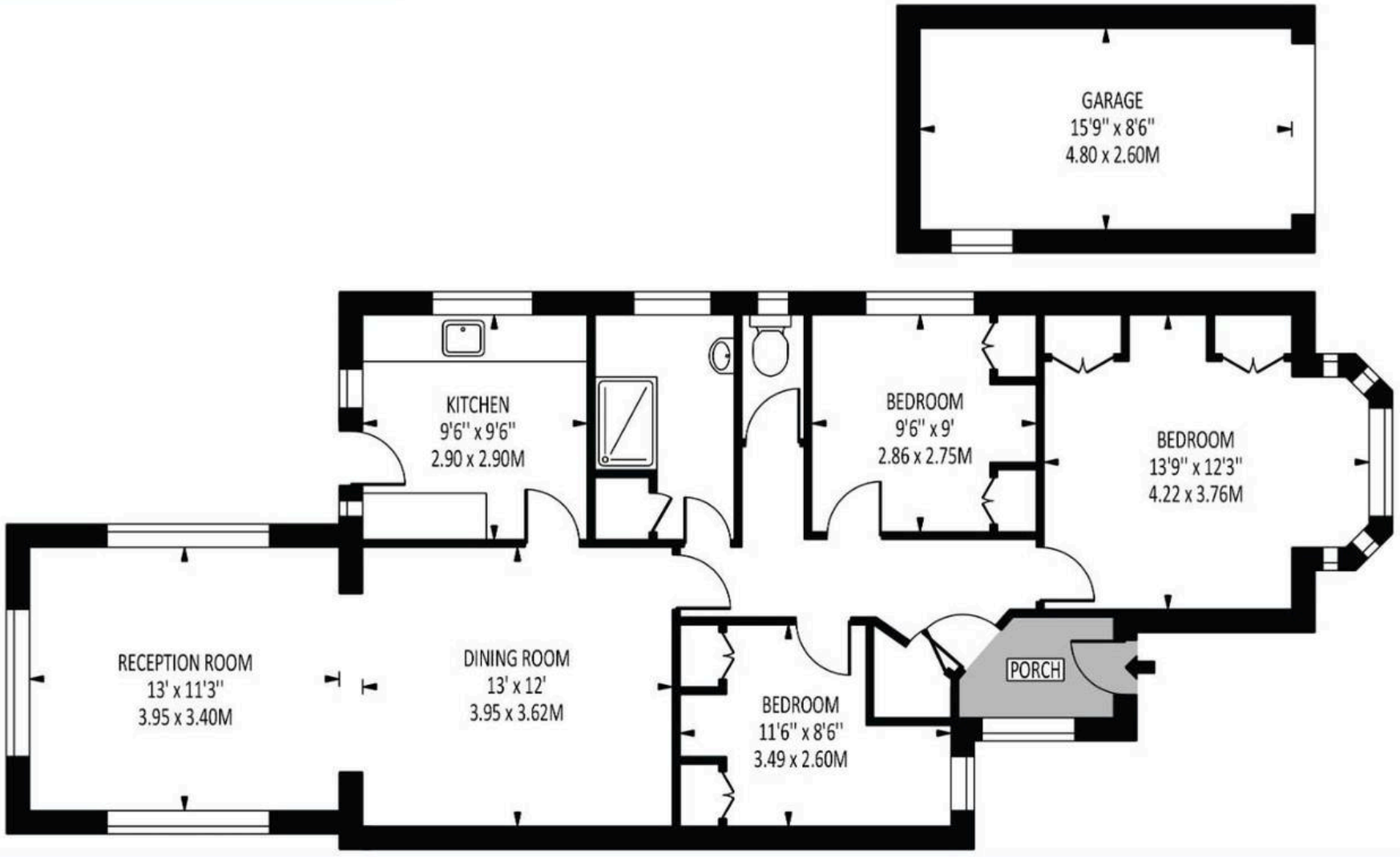




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Percival Way

Total Area: 1066 SQ FT • 99.03 SQ M
(Including Garage)
Garage Area : 134 SQ FT • 12.48 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 inpspection, 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.



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