



St Normans Way, Epsom KT17 1QG
£900,000

Guide Price

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St Normans Way Epsom KT17 1QG

Situated in a quiet residential cul-de-sac is this handsome 1930s four bedroom detached house offering over 2200 square feet of accommodation.

Four Bedroom Detached Home

Quiet Residential Cul-de-Sac in Central Location

1930s Build

Large Open Plan Reception Space

Bi Fold Doors Across the Rear

Ensuite to Master

Garage & Off Street Parking for Several Cars

EPC Rating: D



Travel: Ewell East and West Ewell mainline station provides services into Victoria, London Bridge and Waterloo of approximately 30 minutes.

Schools: There is an excellent choice of infant, junior and secondary schooling in the area, both state and independent including Ewell Castle, Cuddington Croft, Wallace Fields, Ewell Grove, Glyn and Nonsuch.

Accessibility: The M25 is accessed via Junction 9 providing access to Gatwick and Heathrow airports and the wider motorway network.





Extensively renovated and extended by the current owners, there is further potential to extend, subject to the usual consents. Ideally situated for Ewell East and West Ewell stations, Cuddington Croft, Wallace Fields and Ewell Grove primary schools, and Glyn and Nonsuch senior schools, this is a fantastic family home.

Entering the property through the useful secure porch, the hallway leads to the kitchen, with granite surfaces, integrated appliances, double oven and range style gas hob. There is also a WC and a door out to the rear garden. To the left is a reception room, with modern feature gas fire, opening onto the rear reception room. Straight ahead is the dining room, with feature period fireplace and beamed ceilings. This also opens out on the rear reception area that spans the width of the house and features two sets of bi fold doors, allowing the space to be opened up onto the garden.

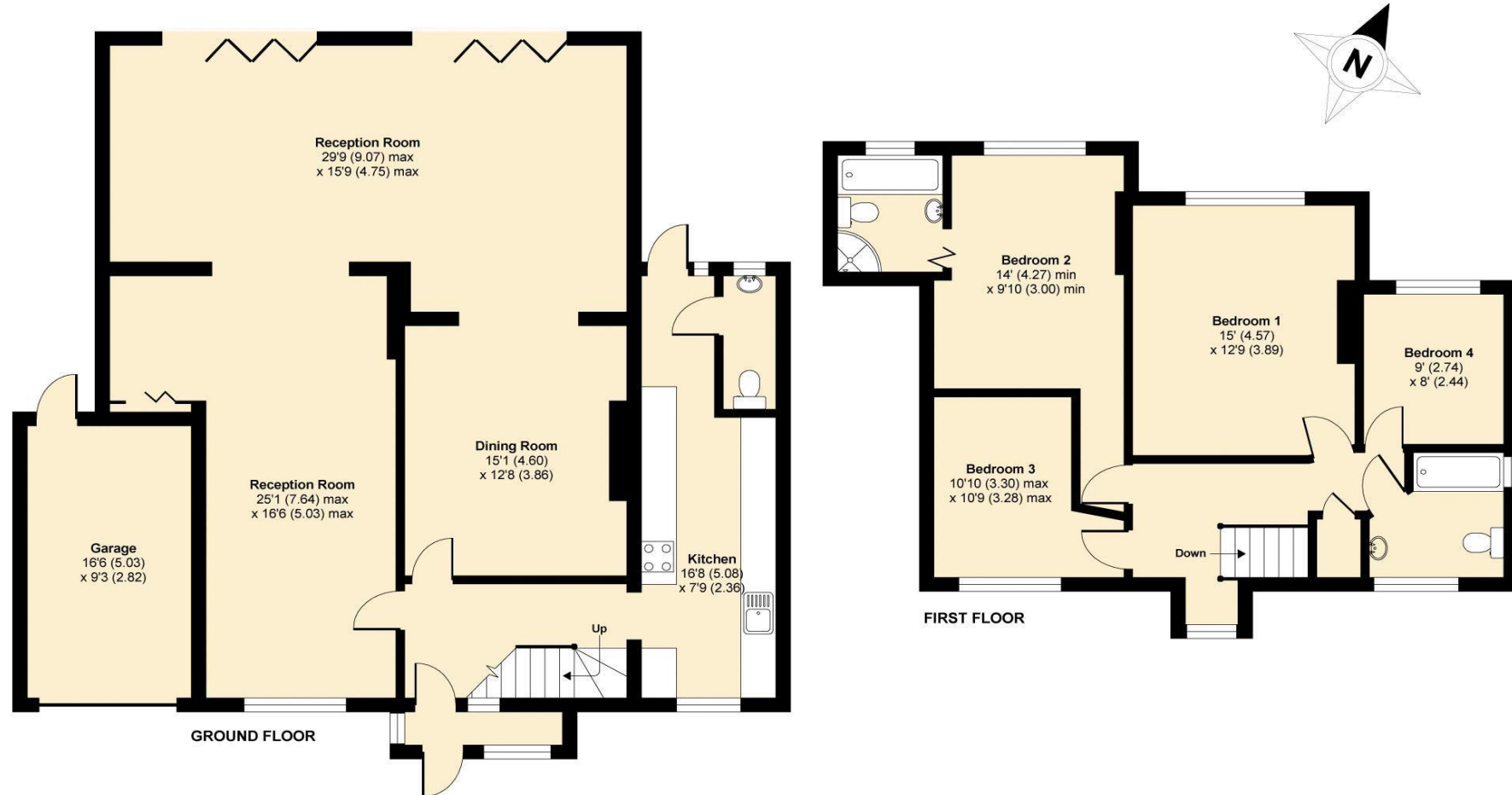
Upstairs, leading off the spacious landing are four good sized bedrooms, the master benefiting from a four piece en suite bathroom. There is also a contemporary family bathroom and access to the loft.

Outside, the property has a great sized 'in and out' driveway, leading to a single garage. There is secure access on both sides of the property to the rear. The rear garden is lined with borders on both sides and features a summer house on a hard standing at the back of the garden. There is an 'L shaped' decking area ideal for entertaining, accessed through the door from the kitchen, or through the bi fold doors at the back of the house. The remainder of the rear garden is laid to lawn.



St. Normans Way, Epsom, KT17

APPROX. GROSS INTERNAL FLOOR AREA 2233 SQ FT 207.4 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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