

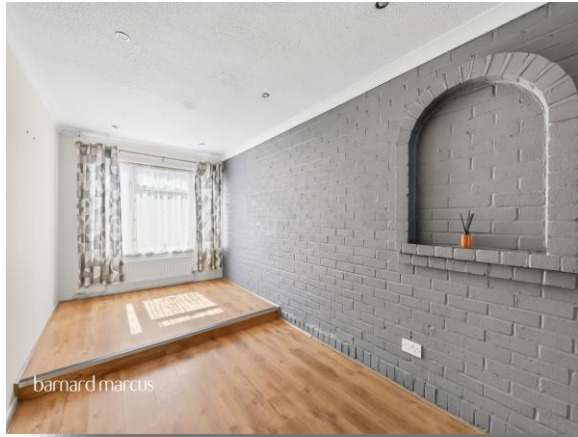


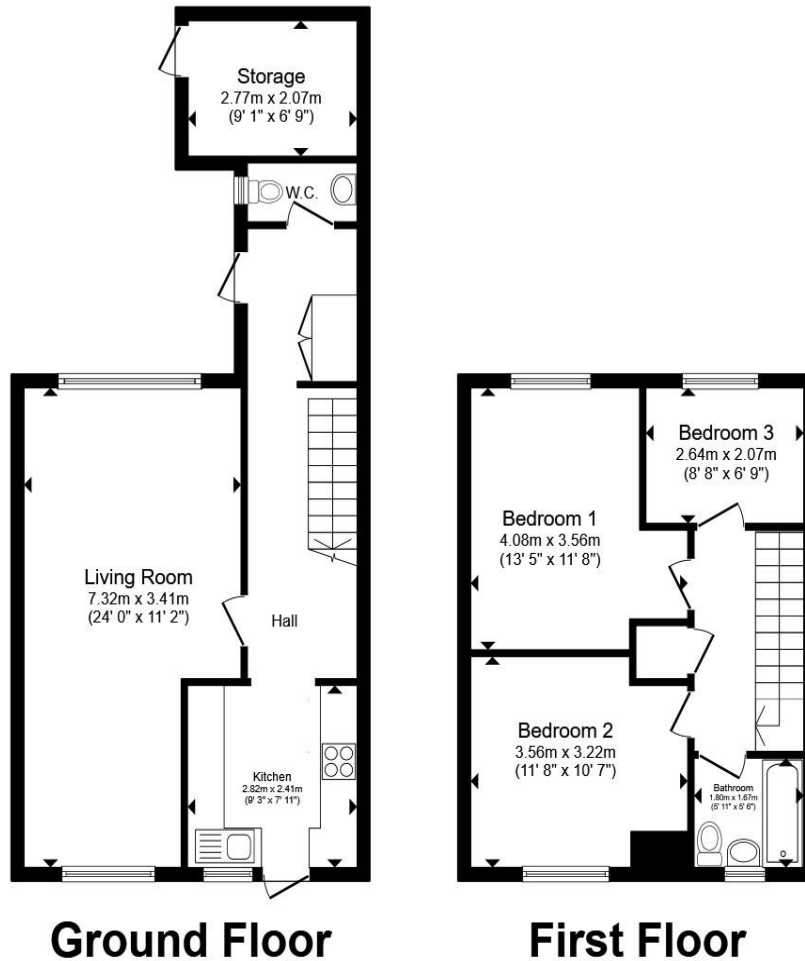
Ormonde Avenue, Epsom KT19 9EP

welcome to

Ormonde Avenue, Epsom

No onward chain and just a 0.7m walk from Ewell West Station (Zone 6), this spacious three-bedroom home offers almost 1,000 sq. ft. of accommodation, including a 24ft living/dining room, ground floor WC and useful storage space. An excellent opportunity for buyers looking to add their own stamp.





Total floor area 92.1 m² (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Set within a convenient residential location and offered to the market with no onward chain, this attractive three-bedroom home is ideally positioned within walking distance of Ewell West Station (Zone 6), providing convenient access into London and surrounding areas.

Boasting approximately 991 sq. ft. of accommodation, the property offers deceptively spacious and versatile living space arranged over two floors, making it an excellent choice for families, first-time buyers and downsizers alike.

The ground floor is centred around an impressive 24ft dual-aspect living and dining room, providing an abundance of natural light. The separate kitchen is conveniently positioned adjacent to the entrance hall and offers scope for personalisation or potential future enhancement (STPP). The property also offers a useful additional area incorporates a ground floor cloakroom/WC and a substantial storage room.

On the first floor, the property provides three well-proportioned bedrooms, including a generous principal bedroom, a comfortable second double bedroom and a versatile third bedroom, ideal as a child's room, nursery or home office. These rooms are served by a family bathroom.

Externally, the property benefits from a private setting and enjoys easy access to the comprehensive range of amenities available in both Ewell Village and Epsom town centre. The area is well regarded for its local schools, open green spaces and excellent transport connections.

welcome to

Ormonde Avenue, Epsom

- Mid-Terrace Family Home
- Three Bedrooms
- Spacious Lounge / Diner
- Family Bathroom & Ground Floor W.C
- Private Rear Garden
- NO ONWARD CHAIN
- Walking Distance to Shops and Station

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS110495](https://www.barnardmarcus.co.uk/Property/EPS110495)



Property Ref:
EPS110495 - 0004

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