

Preston Drive, Epsom

£780,000

3 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

The current owners have cleverly developed the house, to create a warm homely feel. The property comprises; leading off the welcoming entrance hallway are two large double bedrooms offering ample natural light and have stunning ensuite bathrooms. The entrance hall also leads to an open plan kitchen/living area, which has been cleverly extended to now offer a separate utility room and additional living space with doors opening directly out to the gorgeous rear garden. The ground floor also benefits from additional storage, separate W/C and a further kitchen/lounge/diner. This additional room offers flexible living arrangements and can be used for loved ones to stay, or could be converted into a separate dining area, play room, or office. To the first floor is the spacious third double bedroom complete with Velux windows, a gorgeous ensuite bathroom with his and hers basins, separate shower and bath and additional storage in the eaves.

Detached bungalow

Three double bedrooms

Driveway

Close to great schools

Ewell Court Park and Village

Three ensuite bathrooms

Preston Drive, Epsom

£780,000

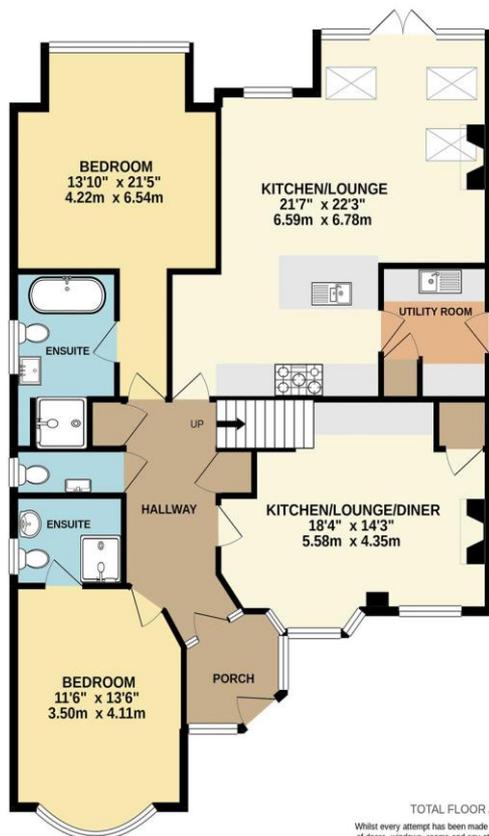
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GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1701 sq.ft. (158.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure:

Council Tax: E

Local Authority: Epsom & Ewell Borough Council

EPC Rating:

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.