



GREENFIELD  
EST. 1985

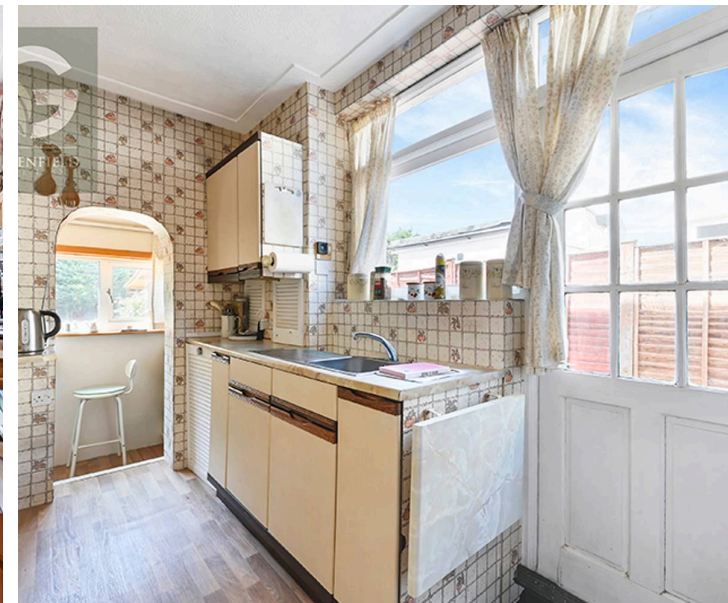
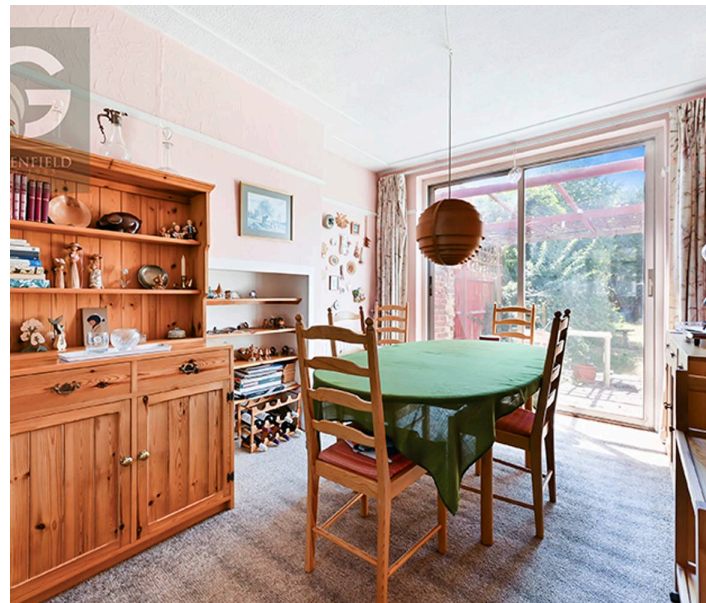
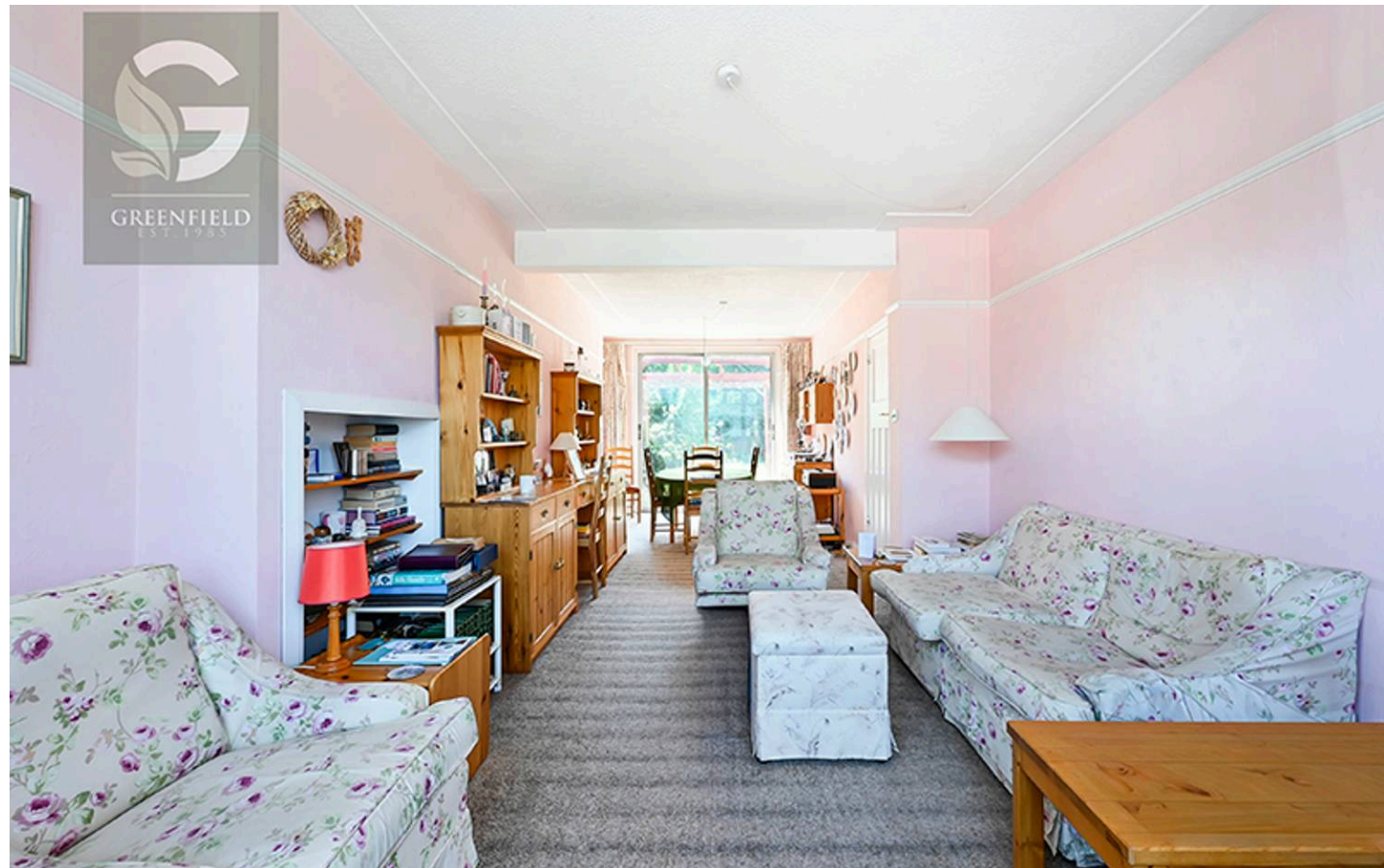
50 Courtlands Drive, Ewell, Epsom – KT19 0AL

# 50 Courtlands Drive

Epsom

- Classic 1930's built 3 bed round bay semi detached
- Through lounge/dining room
- Offering scope for modernisation and potential extension to the rear, side or loft (STPP)
- Sought after residential road close to amenities and open parkland
- Westerly aspect rear garden
- Garage to side and driveway parking

CLASSIC 3 BED SEMI WITH SCOPE TO EXTEND (STPP) - Step into this classic 1930's three bedroom semi-detached home, ready for you to make your mark. With its classic round bay windows and generous proportions, this property offers a spacious through lounge and dining room, perfect for relaxing or entertaining friends and family. The kitchen is functional and offers plenty of potential for updating to suit your taste. Upstairs, you'll find three good-sized bedrooms and a family bathroom, all with that unmistakeable period feel. There's scope here for modernisation and, if you're looking for a project, potential to extend to the rear, side or even into the loft (subject to planning permission) to create your dream layout.



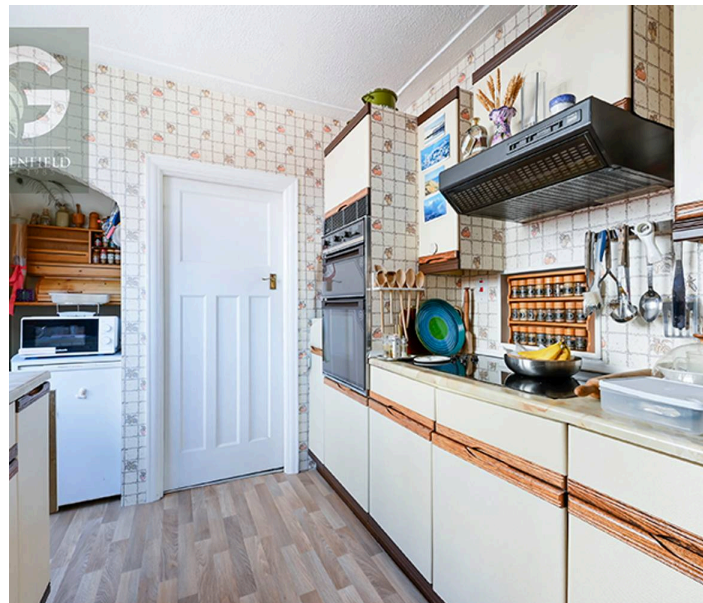


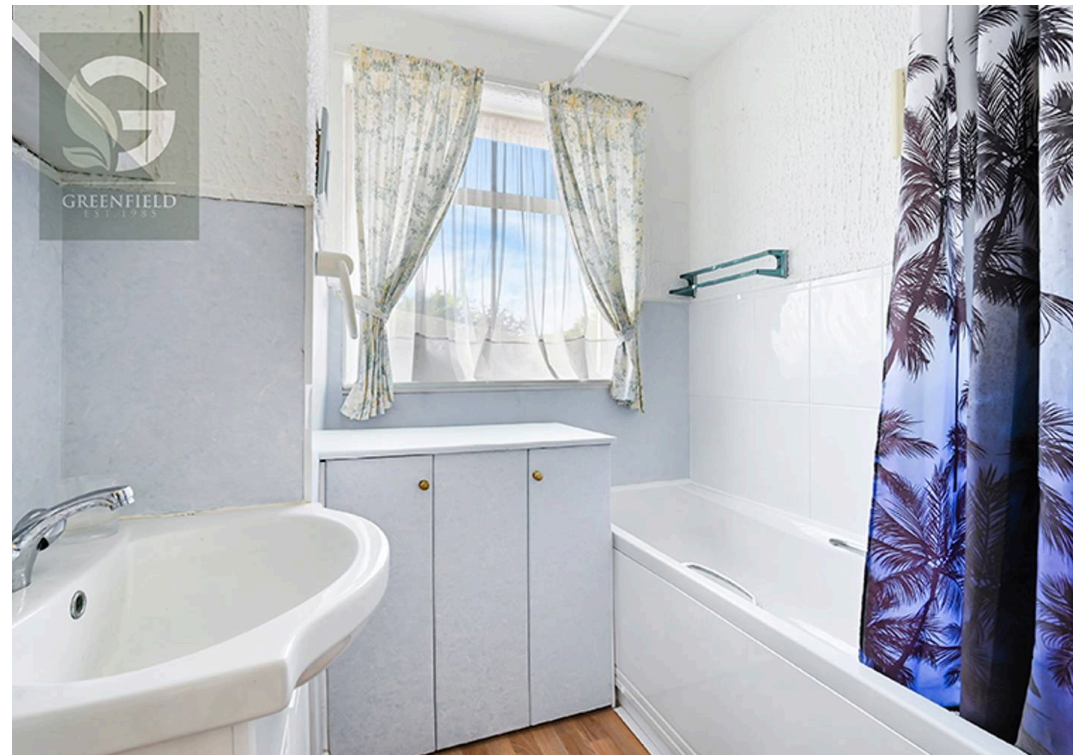
## 50 Courtlands Drive

Parking is a breeze thanks to the garage to the side and driveway parking at the front (no more hunting for a space after work). Located on a sought-after residential road, you're close to handy amenities and the open parkland of the Hogsmill Nature Reserve, making every-day life both convenient and enjoyable. If you're searching for a home with great bones and plenty of potential in a friendly neighbourhood, this could be the one for you. Book your viewing now and imagine the possibilities.

Council Tax band: E

Tenure: Freehold





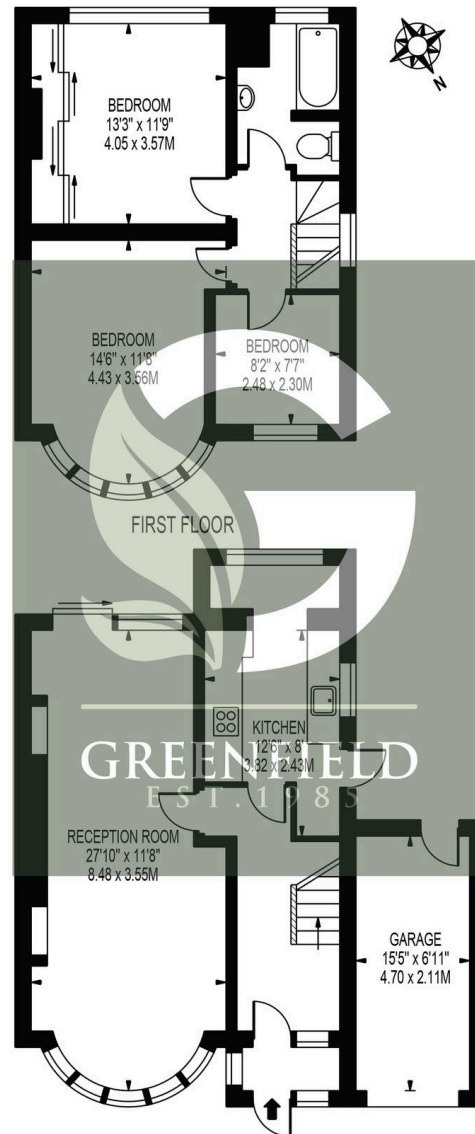


## COURTLANDS DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1010 SQ FT - 93.80 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 107 SQ FT - 9.92 SQ M



GROUND FLOOR

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 OR 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.



## Greenfield Estate Agents – Ewell

Greenfield Estate Agents 55 High Street, Epsom – KT17 1RX

02083930077 • [property@greenfieldewell.co.uk](mailto:property@greenfieldewell.co.uk) • [www.greenfieldewell.co.uk/](http://www.greenfieldewell.co.uk/)

