



17 Nursery Close, Ewell Village, Epsom, Surrey – KT17 1NH

- Superb, well extended 2 double bedroom semi-detached bungalow in heart of Ewell Village
- No onward chain - presented in excellent condition throughout
- Situated in a quiet cul-de-sac close to all village amenities
- Larger than average living room open plan to modern extended fitted kitchen + utility
- Double glazing throughout and underfloor heating to lounge, kitchen & wet-room
- Well appointed large walk in wet room plus additional cloakroom wc
- Easy to maintain paved private rear garden
- Garage to side plus ample off road parking to front
- Excellent transport links via train to London & local bus network

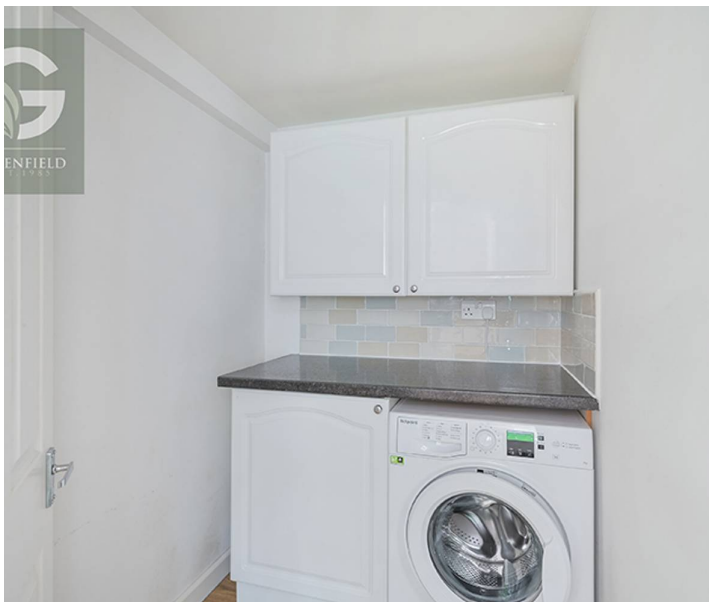
SUPERB WELL EXTENDED 2 BED BUNGALOW IN CUL-DE-SAC - Welcome to this superb, well-extended two-bedroom bungalow, right in the heart of Ewell Village and offered with no onward chain, making your move as smooth as possible. Tucked away in a quiet cul-de-sac, this home is just a stroll from all the local village amenities, transport links, shops, cafes and sport facilities at nearby Gibraltar recreation ground along with social events held at nearby Bourne Hall, so you'll never be far from the action.





Step inside and you'll notice the excellent condition throughout, with a bright and spacious feel from the moment you walk in. The larger than average living room is open plan to a modern extended fitted kitchen, creating a fantastic space for relaxing or entertaining, and there's the bonus of a handy utility area tucked away for all your laundry needs. Both double bedrooms are good-sized and comfortable, perfect for a small family, couple, or those looking to downsize without compromising on space. The wet room is generously proportioned and well appointed, featuring contemporary fittings and a stylish finish, while the additional cloakroom WC adds extra convenience for you and your guests.

Storage is well thought out, with plenty of room for your belongings, so you can keep everything neat and tidy. The property also comes with a garage to the side, ideal for secure parking or extra storage, and there's ample off-road parking to the front for multiple vehicles, making life easy for both you and your visitors.



With its clean & modern décor, practical layout, and move-in ready condition, this bungalow really does tick all the boxes for comfortable, low-maintenance living in a sought-after village location. Whether you're looking to settle down, invest, or simply enjoy everything Ewell Village has to offer, this home is sure to impress from the moment you arrive. Don't miss your chance to make it yours - contact us today to arrange a viewing and see for yourself why this lovely bungalow stands out from the crowd

Council Tax band: D

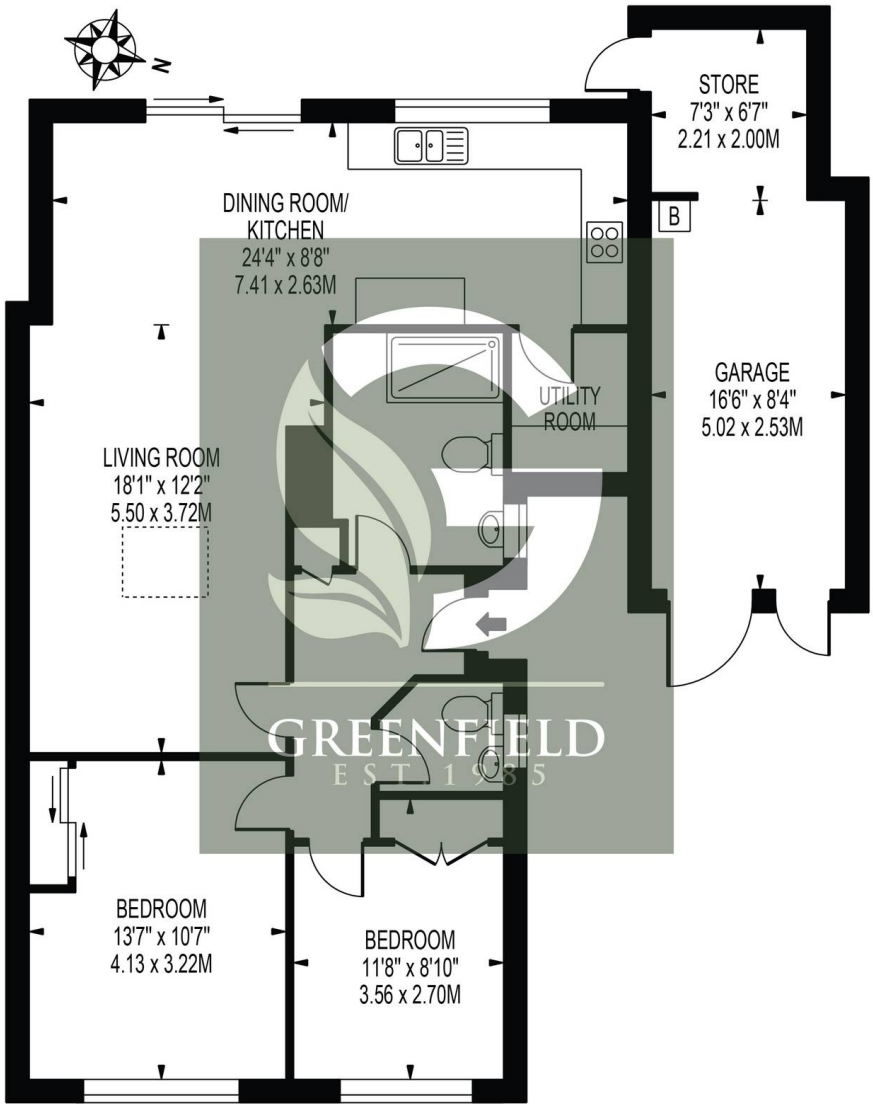
Tenure: Freehold





NURSERY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 869 SQ FT - 80.70 SQ M
(EXCLUDING GARAGE & STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE & STORE: 182 SQ FT - 16.90 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 • www.greenfieldewell.co.uk/

