

50 Primrose Walk, Ewell Village - KT17 2EZ

Modern 3 bed semi with integral garage

50 Primrose Walk

Ewell, Epsom

- Modern built 3 Bed semi with integral garage
- No onward chain - vacant possession
- Situated in sought after Ewell Village close to park, schools, shops & transport
- Main bedroom with en-suite shower room
- Conservatory to rear overlooking garden
- Driveway off street parking

A well-presented modern three-bedroom semi-detached house situated in a popular residential area of Ewell Village and offered to the market with no onward chain and vacant possession.

The property provides a bright and practical layout, with an L-shaped living and dining space leading through to a fitted kitchen. To the rear, a conservatory overlooks the garden and provides useful additional living space.

Upstairs are three bedrooms, with the Bedroom 1 benefiting from its own en suite shower room, together with a family bathroom. The two further bedrooms offer flexibility for family members, guests or use as a home office.

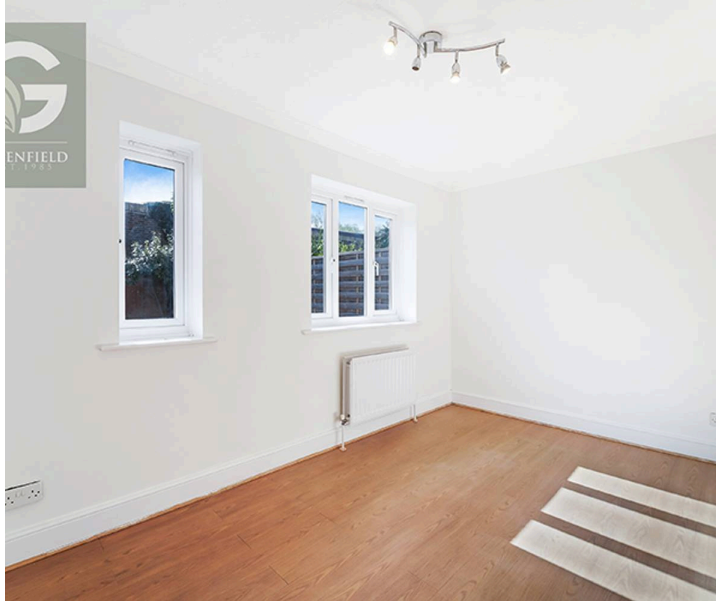
Outside, the property benefits from a rear garden, driveway parking and an integral garage, providing useful secure storage or additional parking.

The house is well presented throughout with neutral décor and offers a straightforward opportunity for a buyer to move in and make their own mark. Its location provides convenient access to Ewell Village, local shops, schools, transport links and nearby green spaces.

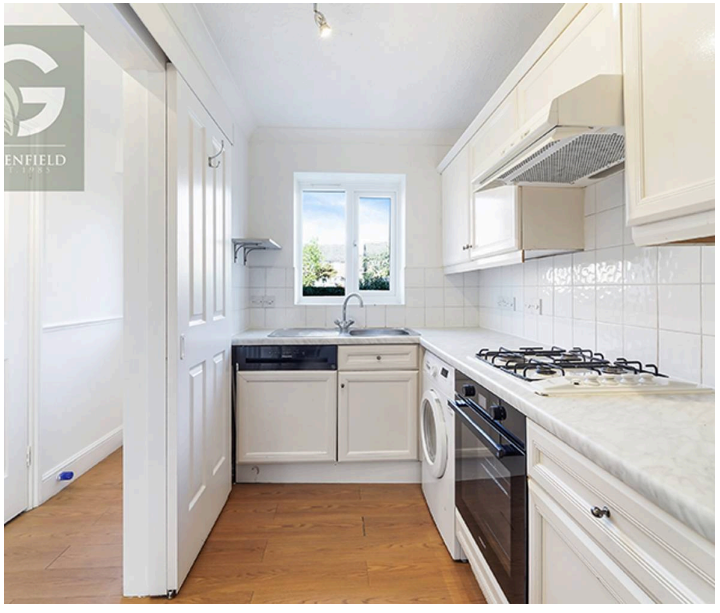
EPC Rating: C













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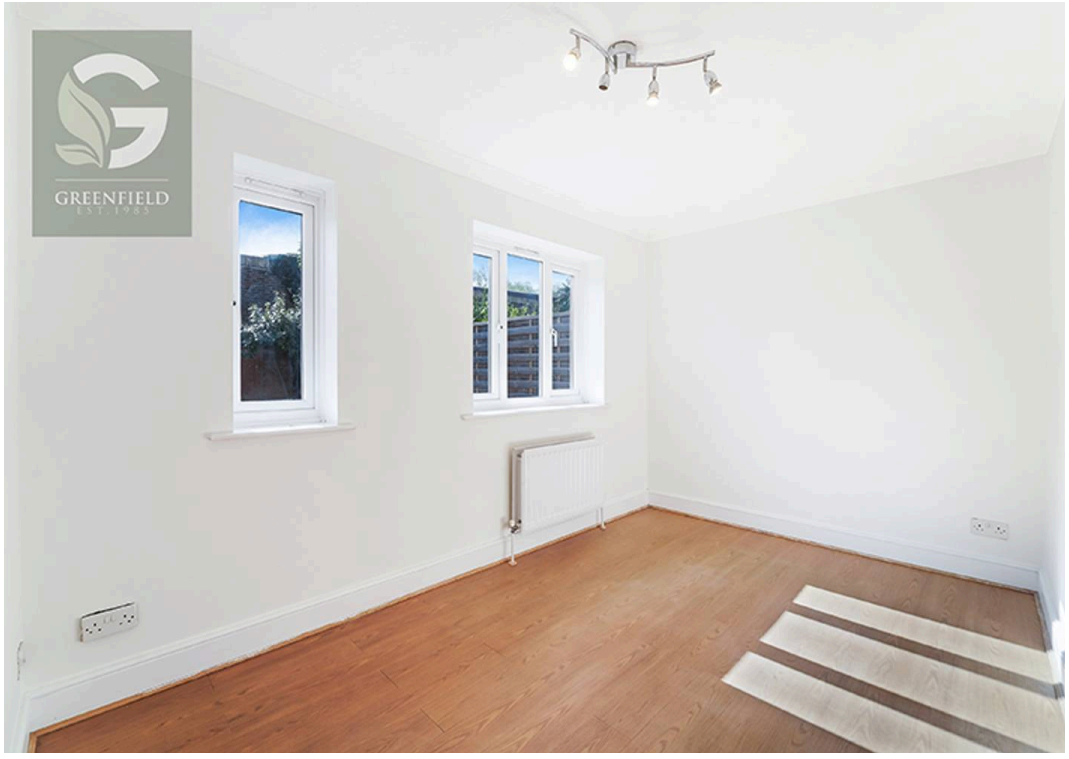
EPC Rating: C

Council Tax: Currently Band E

Council Tax band: E

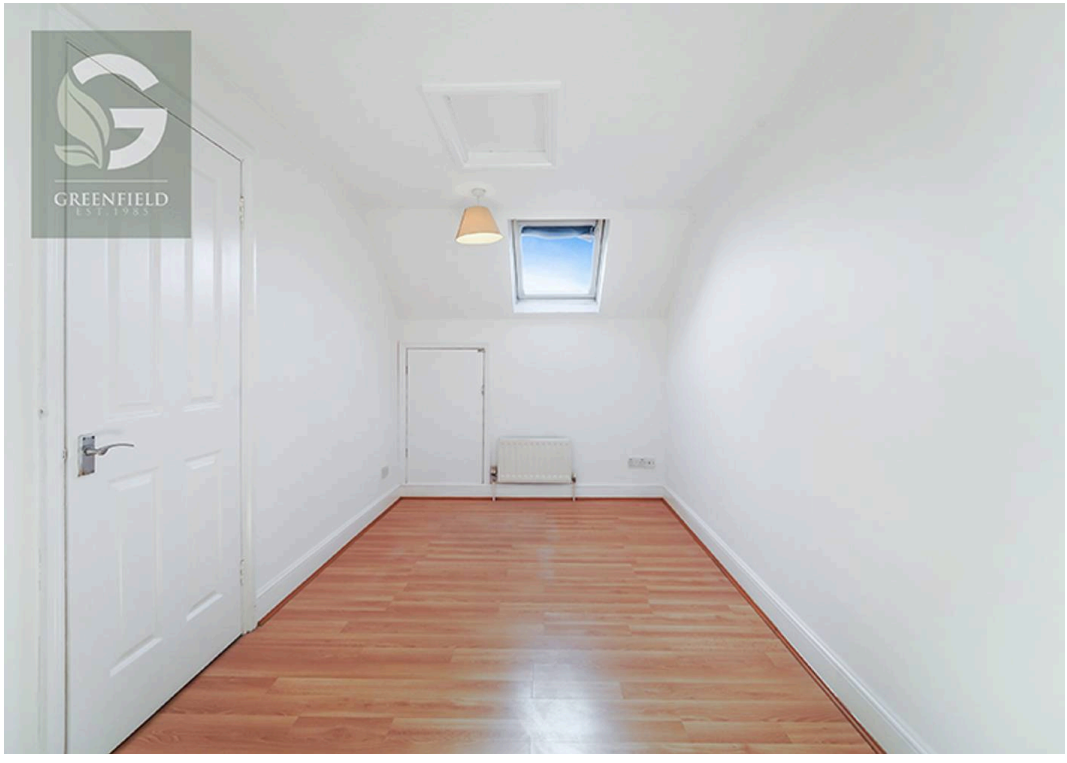
Tenure: Freehold

Primrose Walk is situated in a popular residential area of Ewell, within easy reach of Ewell Village and its range of shops, cafés and everyday amenities. Local schools and transport links are also nearby, with Ewell East and Ewell West stations providing rail connections towards London. The area also benefits from a number of nearby parks and open spaces.



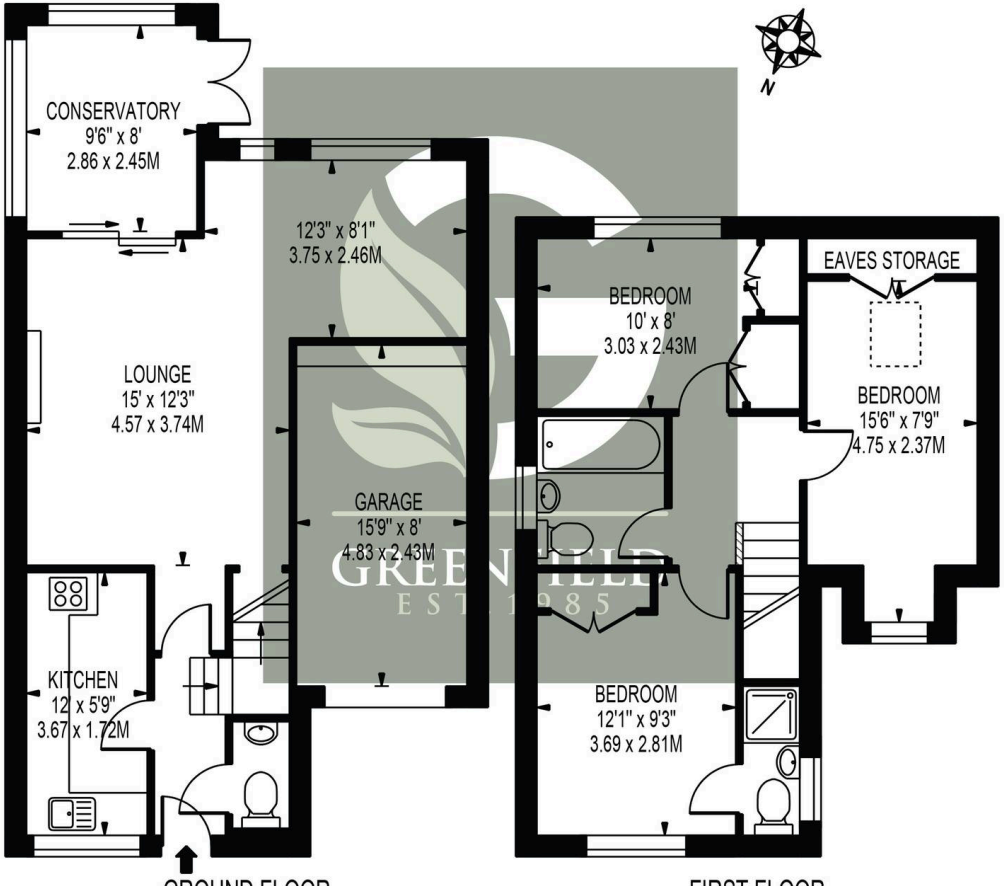






PRIMROSE WALK,
EWELL VILLAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **961 SQ FT - 89.25 SQ M**
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: **13 SQ FT - 1.20 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **126 SQ FT - 11.74 SQ M**



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.



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