

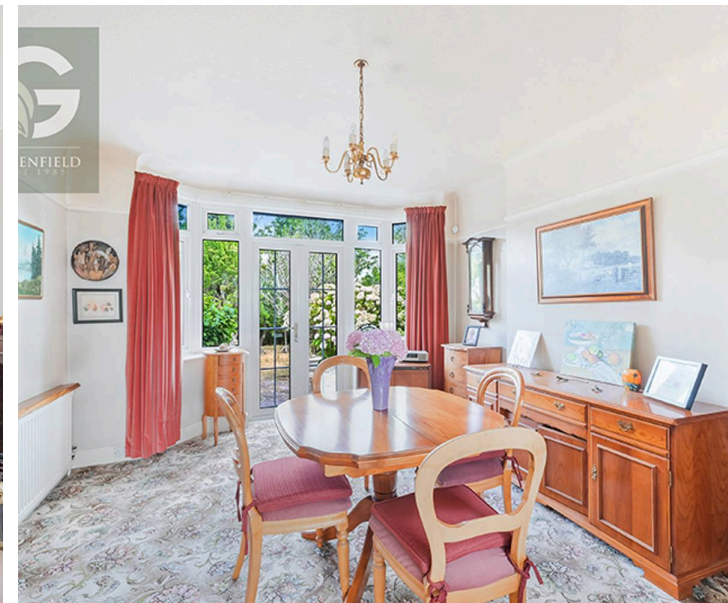


35 Seymour Avenue, East Ewell, Epsom, Surrey – KT17 2RS

Seymour Avenue

- 4 Bed detached Gleeson built family home on the ever popular Nonsuch Estate
- No onward chain - vacant possession
- Close to Nonsuch Park & Warren Farm open spaces
- Requiring modernisation & re-decoration to taste
- 2 Reception rooms + 16' kitchen
- Integral garage to side with driveway parking
- Front & rear gardens

NONSUCH ESTATE - GLEESON 4 BED DETACHED - Offered with no onward chain is this classic 1930's built four bedroom detached Gleeson-built family home, set on the ever popular Nonsuch Estate making it ideal for those looking to move quickly with vacant possession. As you step inside, you'll notice the generous layout that provides plenty of room for everyone, featuring two inviting reception rooms that are perfect for relaxing with family or entertaining friends. The 16-foot kitchen is ready for you to put your own stamp on it, whether you're dreaming of a modern chef's kitchen or something more traditional. While the property does require some modernisation and re-decoration, this gives you the exciting opportunity to create a home that truly reflects your taste and lifestyle. Upstairs, you'll find four well-proportioned bedrooms, offering ample space for a growing family, guests, or even a home office if you're working remotely.



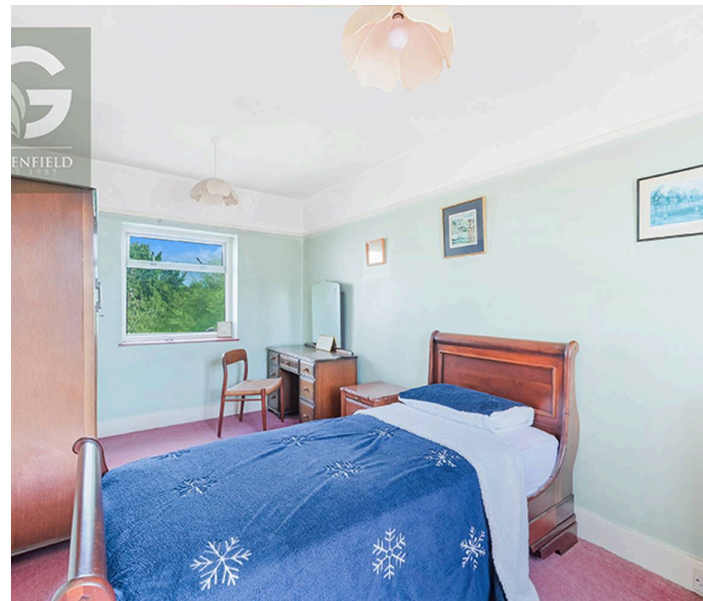


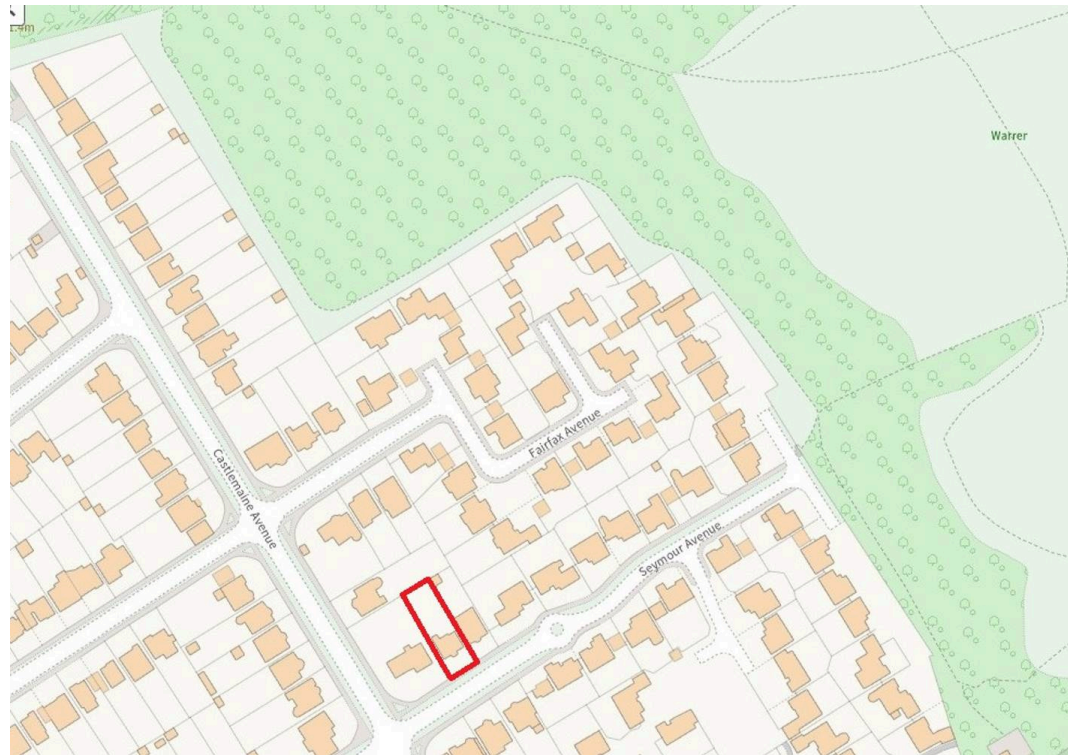
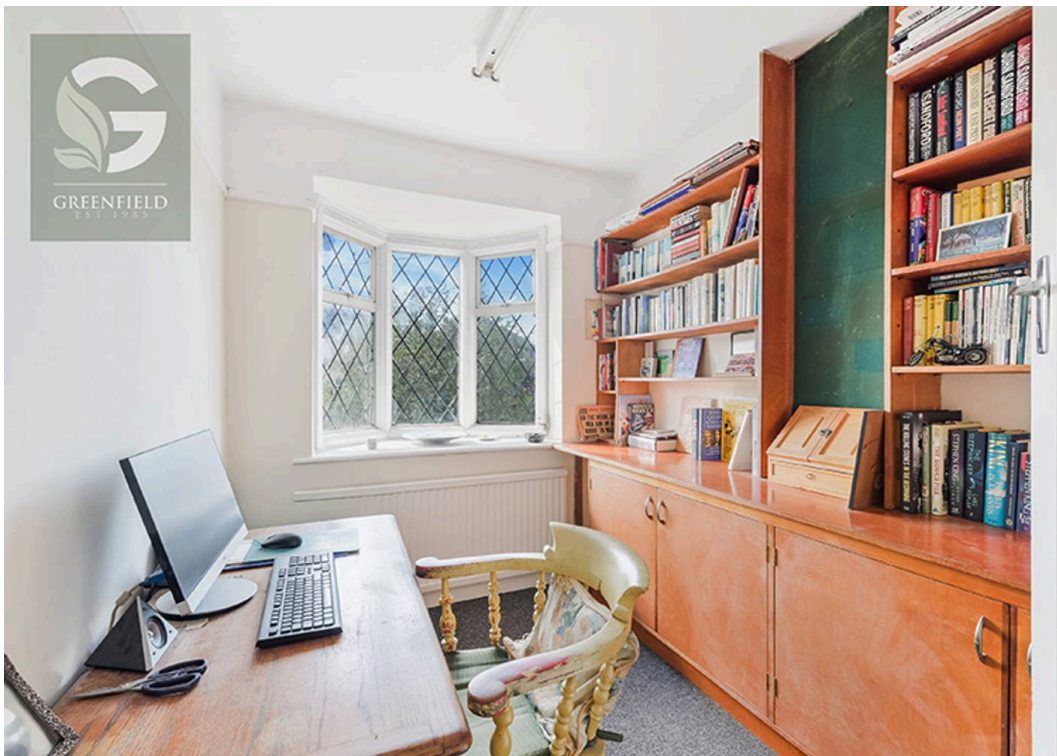
Seymour Avenue

The integral garage to the side is great for secure storage or parking, and the driveway provides additional parking for you and your visitors. This home is all about potential, giving you the chance to update and personalise every corner to suit your needs. The location is a real highlight, with Nonsuch Park and Warren Farm open spaces nearby (ideal if you love morning jogs or weekend strolls). The property's layout is both practical and versatile, with enough space to accommodate busy family life or quiet evenings in. Whether you're upsizing, relocating, or searching for a project to create your forever home, this property is ready and waiting for its next chapter. The front and rear gardens add to the home's appeal, providing a peaceful backdrop for day-to-day living. With its sought-after setting, generous accommodation, and bags of potential, this is a fantastic opportunity to secure a detached home in a prime location. Don't miss your chance to make this house your own, and enjoy everything the Nonsuch Estate has to offer.

Council Tax band: F

Tenure: Freehold





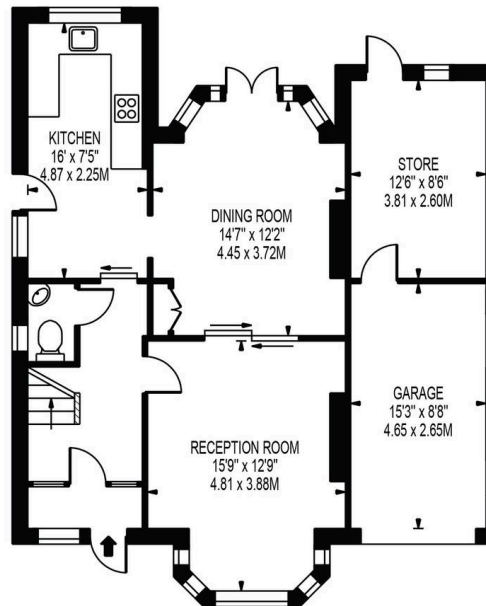
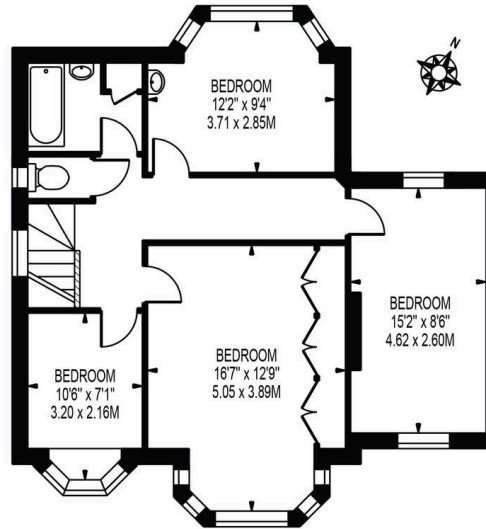


SEYMOUR AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1263 SQ FT - 117.37 SQ M

(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE & STORE: 241 SQ FT - 22.36 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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