



Tonstall Road, Epsom KT19 9DP

welcome to

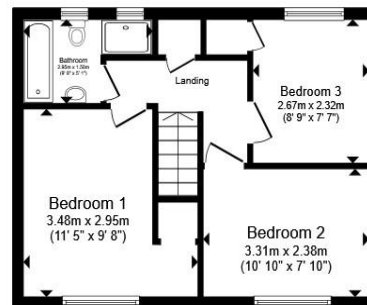
Tonstall Road, Epsom

Set in a highly convenient and family-friendly location, this beautifully proportioned 3/4 bedroom home offers the perfect blend of space, practicality and connectivity. With excellent local schooling, nearby amenities, off-street parking and direct rail services to London Waterloo from Ewell West





Ground Floor



First Floor



Total floor area 95.1 m² (1,024 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in a highly convenient residential location, this well-presented three-bedroom family home is within easy walking distance of local shops, well-regarded schools and Ewell West Station, offering direct services to London Waterloo and Travelcard Zone 6 access, making it ideal for commuters.

The ground floor offers well-balanced accommodation, comprising a welcoming entrance hall, a spacious front reception room and a generous second reception room providing flexible living and entertaining space. To the rear, the property benefits from an impressive open-plan kitchen/conservatory/day room, creating a bright and sociable hub of the home with direct access to the rear garden.

Upstairs, there are three bedrooms and a family bathroom, with the principal bedroom enjoying generous proportions. The layout is perfectly suited to growing families, first-time buyers and those looking to upsize.

Externally, the property features a private rear garden extending to approximately 46ft, providing an excellent space for outdoor entertaining, children to play or keen gardeners to enjoy. To the front, there is the added benefit of off-street parking.

Conveniently positioned close to an array of local amenities, parks and transport links, this attractive home combines practical family living with excellent commuter convenience.

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Tonstall Road, Epsom

- Three / Four Bedroom Family Home
- Two Reception Rooms
- Spacious Kitchen/Conservatory/Day room
- Private Garden measuring around 46ft
- Off Street Parking
- Walking Distance to Shops, Schools & Station

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109738



Property Ref:
EPS109738 - 0003

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