



Lovely bungalow set in a stunning elevated plot

Boadview, Banstead Road, Epsom, Surrey KT17 3HN



Chalet style bungalow with great potential to extend (subject to planning) • Ample parking and garaging • Prime location close to great transport links

Local information

Boardview is just two and a half miles from Epsom High Street where you will find an array of shopping facilities including a Waitrose, Marks & Spencer and House of Fraser, cafes, restaurants, bars, a multiplex cinema, Epsom Playhouse and leisure centre. For more extensive shopping and recreational facilities Kingston upon Thames and Guildford are just seven miles and 20 miles away respectively. Transport links are excellent with Ewell train station and Banstead station at either end of Banstead Road, providing regular and direct trains to London Waterloo in around 35 minutes making it the perfect location to commute into London. Junction 9 of the M25 is just a short drive away giving easy access to both Gatwick and Heathrow airports and the wider motorway network.

About this property

Broadview is a delightful chalet style bungalow with great potential in a wonderful setting with a stunning view. This property is rare find, set wonderfully on its elevated plot of about 0.54 of an acre and is surrounded by green belt land. The overall accommodation is well laid out and flexible to suit ones needs. The covered entrance porch leads into the reception which gives access to all rooms on the ground floor. Double doors provides access into the double aspect, modern and well fitted kitchen/dining room which has a lovely central island and breakfast bar with a

range of built in appliances including a refrigerator, dishwasher, double oven and gas hob. The kitchen/diner has access via sliding doors and a single door onto the rear terrace. There is a large sitting room with central feature fire place with wood burning stove and benefits from attractive parquet flooring and also has sliding doors out onto the rear terrace and gardens beyond. There are two good sized bedrooms on the ground floor and a family bathroom. To the first floor there are two further bedrooms with the main bedroom benefitting from a large dressing room, there is also a family bathroom and very useful storage within the eaves. The gardens and the setting are a key feature of Broadview and is surrounded by open countryside with a stunning panoramic view to the front of the property and north toward London. To the rear is a full width terrace area with feature pergola and leads onto a well-kept lawn area that is bordered and secluded by numerous mature trees and hedging, shrubs and flower beds. The property is very well set back from the road and is approached via a long drive which gives access to a large parking area for several vehicles and a double garage benefitting from garden storage to the rear.

Viewing

Strictly by appointment with Savills







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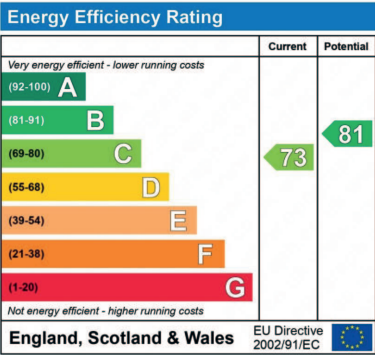
savills.co.uk

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Approximate Area = 172.2 sq m / 1853 sq ft
Garages / Garden Store = 44.7 sq m / 481 sq ft
Total = 216.9 sq m / 2334 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.
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