



Well Way, Epsom KT18 7LW

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## Well Way Epsom KT18 7LW

*Located in a popular residential area with easy access to Epsom and Ashted Commons, this well presented four bedroom extended semi detached property allows flexible living accommodation.*

Four Bedrooms

Extended

Semi Detached

Open Plan Living

Large Kitchen / Diner

Potential to Extend (STPP)

Two Bathrooms

Driveway Parking

Edge of Ashted & Epsom Common

EPC Rating C





This excellent family home offers bright and spacious accommodation. The property includes an enclosed porch leading into a spacious hallway, with useful understairs storage.

The ground floor provides an open plan dual aspect living/dining room with doors opening into the back garden and a kitchen area with a range of fitted units. Downstairs also offers an additional well proportioned reception room/bedroom, a utility room with garden access and a useful WC.

To the first floor there are four bedrooms and a three piece family bathroom. The spacious principal bedroom also benefits from a four piece en-suite bathroom.

Externally, to the front is driveway parking and to the rear is a garden mainly laid to lawn, with a large patio and two garden sheds.



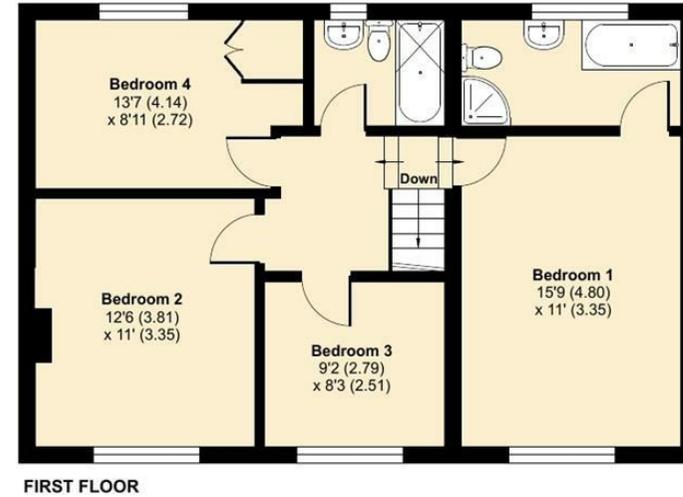
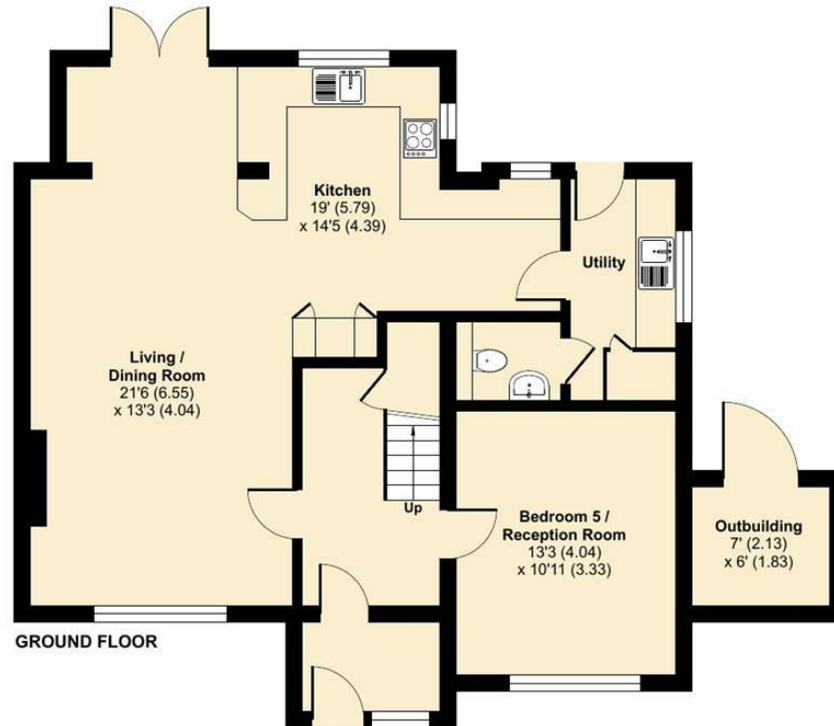
# Well Way, Epsom, KT18

Approximate Area = 1585 sq ft / 147.2 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1627 sq ft / 151.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nχchecom 2024. Produced for V&H Homes. REF: 1073438

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