



ARAGON AVENUE, EPSOM, SURREY, KT17
£925,000 FREEHOLD

**A SPACIOUS FIVE BEDROOM DETACHED HOME SET
WITHIN THE SOUGHT AFTER NONSUCH ESTATE**

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AT A GLANCE

- 5 Bedrooms
- Large Living Room
- Dining Room
- Spacious Kitchen
- Cloakroom/WC
- Family Bathroom
- En-Suite Shower Room
- Garden approx. 68ft
- Garage plus OSP on Drive
- Vendor Suited
- Council Tax Band F
- EPC Rating D

DESCRIPTION

This spacious, five bedroom family home is set within the ever popular Nonsuch Estate, very close to the historic Nonsuch Park and ideally located for access to both Ewell Village and Cheam Village. Commuters are well served by Ewell East mainline rail station, which is very close by and offers a frequent service into London Bridge and Victoria. Alternatively, Ewell West station, which is less than a mile away, provides a frequent service into London Waterloo. The area is also widely regarded for its great choice of schools which include Wallace Fields Junior School plus Glyn secondary school which boasts an 'Outstanding' Ofsted rating.

Features on the ground floor include a spacious double reception room, a further reception room overlooking the garden and a kitchen/breakfast room.

Upstairs, the property offers five generously proportioned bedrooms, one of which has an en-suite shower, along with a family bathroom. Outside, you will find a private, well maintained rear garden which extends to around 70 feet whilst to the front of the property a driveway provides off street parking and access to the integral garage, which can also be accessed via the kitchen.

The property offers significant scope for extension and improvement, subject to the usual planning consents.

Vendor suited.



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ACCOMMODATION

Entrance Porch

Reception Hall

Living/Dining Room - 28'6" x 10'11" max (8.69m x 3.33m max)

Dining Room - 11'5" x 11'5" max (3.48m x 3.48m max)

Kitchen - 20'7" x 12'6" max (6.27m x 3.8m max)

Cloakroom/WC

Bedroom - 13'4" x 11' max (4.06m x 3.35m max)

Bedroom - 13' x 11' max (3.96m x 3.35m max)

Bedroom - 10'4" x 9'10" max (3.15m x 3m max)

Bedroom - 11'5" x 9'10" max (3.48m x 3m max)

Bedroom with En-Suite - 11' x 9' max (3.35m x 2.74m max)

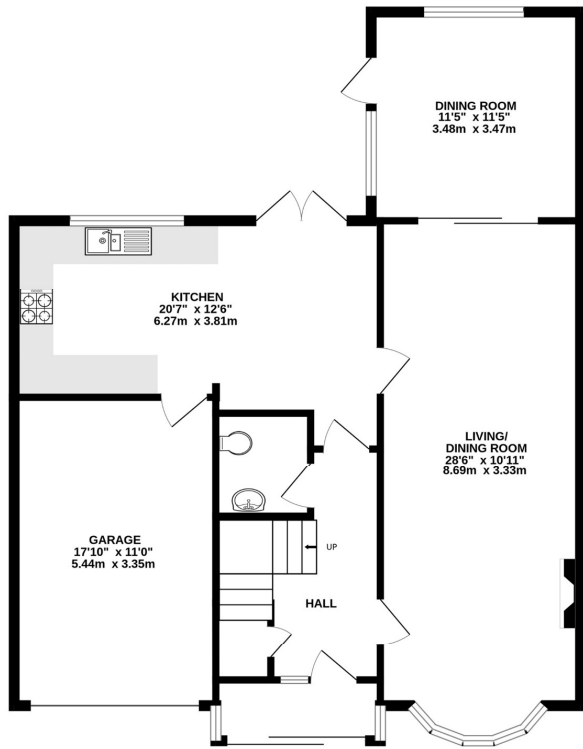
Family Bathroom - 6'10" x 6'7" max (2.08m x 2m max)

Garden - Approx. 68ft

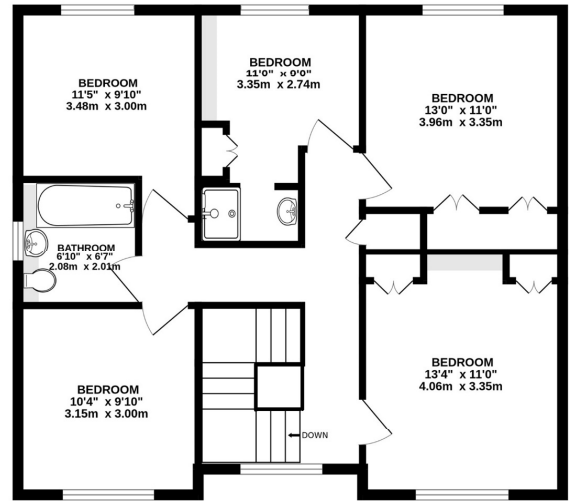
Garage - 17'10" x 11' max (5.44m x 3.35m max)

Off Street Parking on Drive

Aragon Avenue, Epsom KT17 2QL
INTERNAL FLOOR AREA (APPROX.) 1760 sq ft/ 163.5 sq m
 Garden extends to 68' (20.72m) approx.



GROUND FLOOR



FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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