



Queensmead Avenue, Epsom, KT17 3EQ

Offers in Excess of £1,125,000

We are pleased to offer for sale this stunning and spacious extended 4/5 bedroom, 2 bathroom detached family home situated in the highly regarded Nonsuch Estate in East Ewell. The location is excellent for fantastic walks through Nonsuch Park and Priest Hill playing fields along with being convenient for East Ewell mainline station. The area is also well served by a variety of excellent leisure facilities including Cuddington and Banstead Golf Clubs, Cheam Fields Tennis club and David Lloyd Fitness club. The property is also ideally situated for local schools such as Glynn High School and Nonsuch High School for Girls.

Detached · 4/5 Bedroom ·
2 Bathrooms · Open plan living

Accommodation

On entering the property through the attractive porch and front door, there is a spacious and bright entrance hall, with a double sided multi fuel log burner stove that also serves the rear sitting room which overlooks and has double doors leading to the beautiful rear garden.

At the heart of the home is the open plan kitchen/diner/family room which provides the ideal space in which to entertain family and friends. The modern kitchen is well equipped, and this bright room also overlooks the garden.

There is a further reception room/snug which could also be used to provide a fifth bedroom on the ground floor, together with a utility room and downstairs cloakroom/wc.



Upstairs there are four double bedrooms, one with en-suite shower room, together with the luxury family bathroom.

Outside

The well maintained, secluded, south facing rear garden extends to approximately 100 feet with a large decking area and summer house/home office.

The block paved in and out driveway offers access to the garage as well as providing off street parking for several cars.







Council Tax - G
Tenure - Freehold

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Disclaimer

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Queensmead Avenue, Epsom

Approximate Area = 2215 sq ft / 206 sq m (includes garage)
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n00h0c0m 2020. Produced for Cromwells Estate Agents. REF: 664767



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		