



CASTLE WAY, EPSOM, SURREY, KT17

£925,000 FREEHOLD

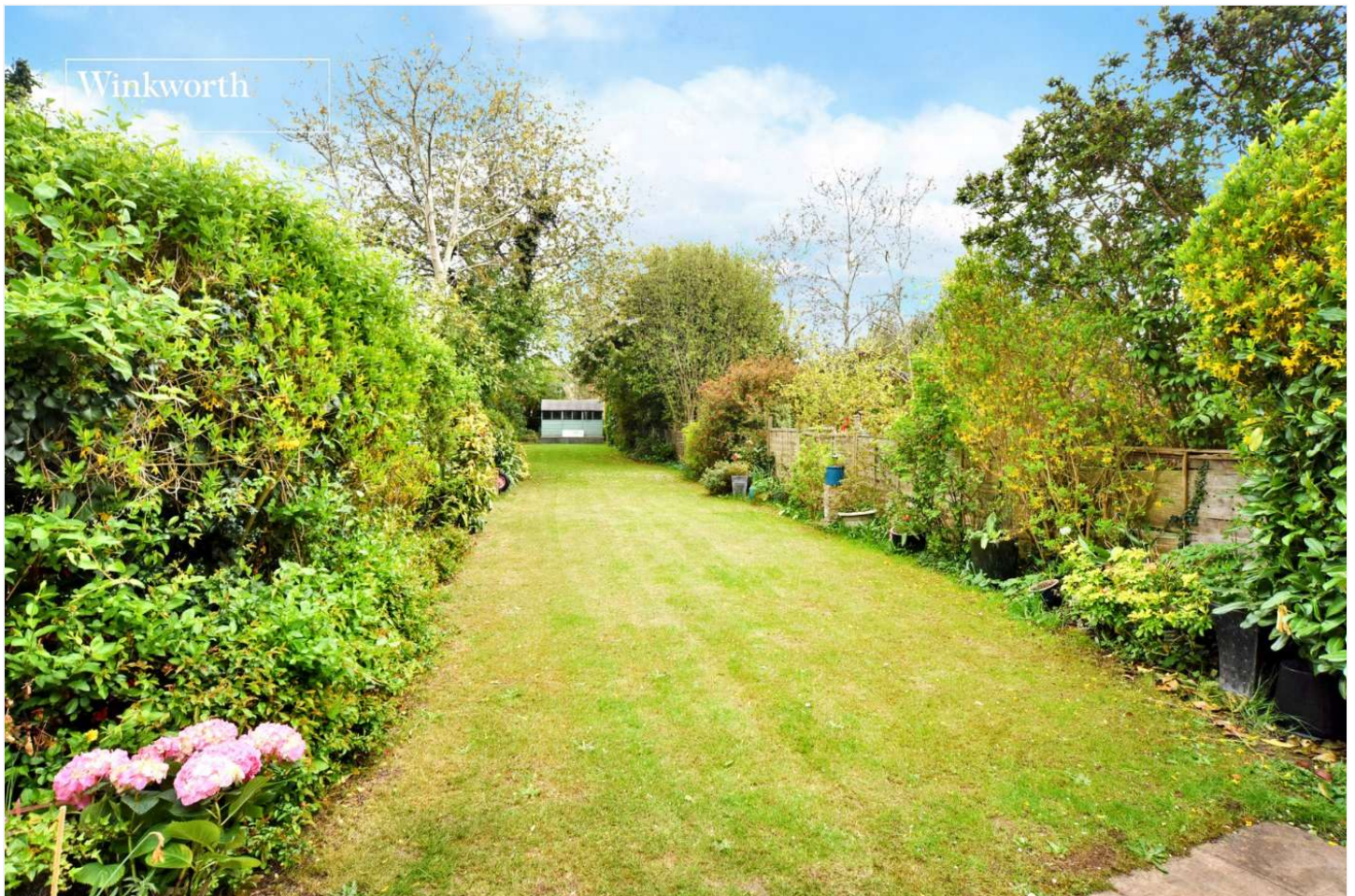
AN INCREDIBLY SPACIOUS FAMILY HOME FEATURING FIVE BEDROOMS AND A 175FT APPROX. REAR GARDEN LOCATED CLOSE TO A VARIETY OF TRANSPORT LINKS AND GOOD SCHOOLS

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AT A GLANCE

- Five Bedrooms
- 175ft Approx Rear Garden
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Utility Room/WC
- Family Bathroom
- En-Suite Shower Room
- Separate Upstairs WC
- Double Garage
- Easy Reach of Ewell East Station
- Council Tax Band E
- EPC Rating D

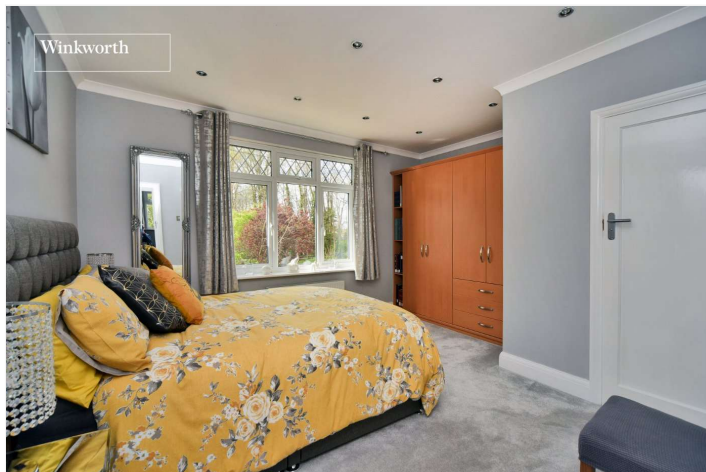
DESCRIPTION

Situated within easy reach of Ewell high street and Cheam Village, this superb property offers just over 2060 sq ft approx. of accommodation, well-proportioned room sizes throughout, further potential for extension stpp and an outstanding 175ft rear garden.

Both nearby towns provide an array of amenities including shops, restaurants, pubs, cafes and a variety of bus routes to surrounding areas such as Epsom, Sutton, Modern and Kingston. Commuters will have the choice of Ewell East and Ewell West train stations, both offering fast and frequent services to Central London. Families will have a choice of nearby parkland at the historic Nonsuch Park, Cheam Park and Priest Hill as well as numerous well-regarded schools including Ewell Grove Primary, Ewell Castle School and Nonsuch High School for Girls.

The accommodation on the ground floor comprises a large entrance porch/foyer, a front aspect reception room with bay window, an extended living room with French doors overlooking the garden and a spacious kitchen/dining room with direct access to the double garage and utility room/downstairs WC. Upstairs, there are five bedrooms, a recently refurbished en-suite shower room and a luxury family bathroom.

Externally, the South Easterly aspect rear garden features lots of mature trees and shrubs providing a real sense of privacy and a useful storage shed at the end of the garden. The large patio area provides the ideal space for outside dining and relaxation. To the front, the driveway offers plenty of off-street parking and gives access to the double garage.



ACCOMMODATION

Reception Hall

Living Room - 22'11" x 11'6" max (6.99m x 3.5m max)

Dining Room - 15'9" x 11'10" max (4.8m x 3.6m max)

Kitchen/Breakfast Room - 18'8" x 16' max (5.7m x 4.88m max)

Utility Room/WC

Bedroom - 15'5" x 11'9" max (4.7m x 3.58m max)

Bedroom with En-Suite Shower/WC - 13'7" x 11'6" max (4.14m x 3.5m max)

Bedroom - 11'4" x 9'11" max (3.45m x 3.02m max)

Bedroom - 8'5" x 8'4" max (2.57m x 2.54m max)

Bedroom - 7'10" x 7'4" max (2.4m x 2.24m max)

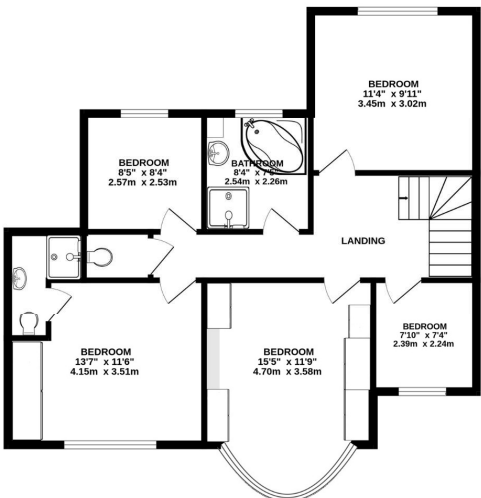
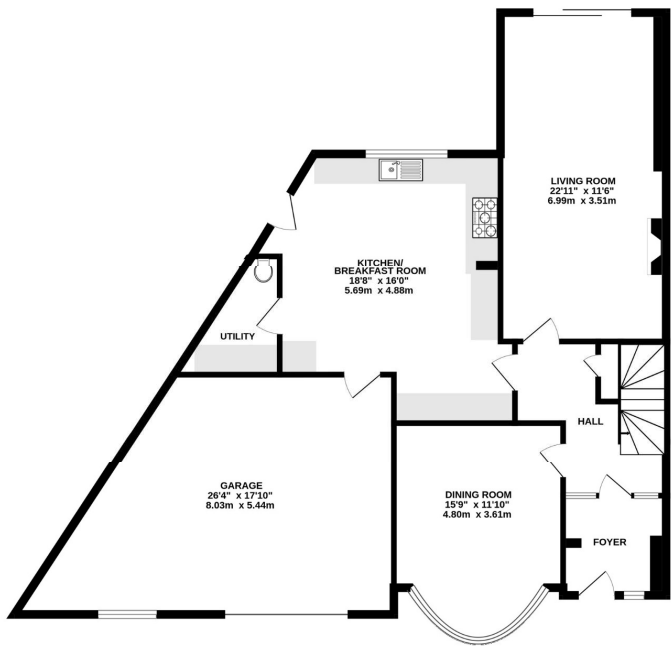
Family Bathroom - 8'4" x 7'5" max (2.54m x 2.26m max)

Separate WC

Garden - Approx. 175ft

Garage - 26'4" x 17'10" max (8.03m x 5.44m max)

Castle Way, Epsom KT17 2PG
INTERNAL FLOOR AREA (APPROX.) 2062 sq ft/ 192.0 sq m
Garden extends to 175' (53m) approx.



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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 © 2025.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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