



CHRISTIES



BOLEYN AVENUE, KT17
TOTAL APPROX FLOOR PLAN AREA 1986 SQ.FT (184 SQ.M)

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



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CHRISTIES

GUIDE PRICE £1,100,000 - £1,200,000

WELCOME TO BOLEYN AVENUE, EPSOM - A BEAUTIFULLY REFURBISHED PROPERTY THAT OFFERS THE PERFECT BLEND OF MODERN LIVING AND CONVENIENCE. THIS SPACIOUS HOUSE BOASTS FIVE DOUBLE BEDROOMS, PROVIDING AMPLE SPACE FOR A GROWING FAMILY OR THOSE WHO LOVE TO ENTERTAIN GUESTS. WITH THREE BATHROOMS, THERE WILL BE NO MORE MORNING QUEUES, ENSURING A STRESS-FREE START TO YOUR DAY.

SITUATED CLOSE TO EWELL EAST MAINLINE TRAIN STATION, COMMUTING WILL BE A BREEZE, MAKING THIS HOME IDEAL FOR BUSY PROFESSIONALS OR THOSE WHO LOVE TO EXPLORE THE CITY. THE CONVENIENCE OF HAVING FANTASTIC LOCAL SCHOOLS NEARBY IS PERFECT FOR FAMILIES WITH CHILDREN, ENSURING THAT EDUCATION IS ALWAYS WITHIN REACH.

DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS BEAUTIFUL PROPERTY YOUR OWN. CONTACT US TODAY TO ARRANGE A VIEWING AND TAKE THE FIRST STEP TOWARDS YOUR DREAM HOME IN EPSOM.

- NEWLY REFURBISHED PROPERTY
- CHAIN FREE
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- COUNCIL TAX BAND F
- EPC RATING C

