



Reigate Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £675,000 Freehold

- 1259 sq ft extended property
- Three bedroom semi detached House
- 31'9 x 10'9 Reception room
- 16'6 x 11'6 Kitchen with underfloor heating
- 6'9 x 6'3 Utility room
- Downstairs cloakroom
- Driveway for ample parking
- 200 ft plus rear garden
- No onward chain

The Personal Agent are delighted to offer for sale this charming three-bedroom semi-detached house which offers a perfect blend of comfort and space. Spanning an impressive 1259 square feet, the property features a generous reception room measuring 31'9" x 10'9", ideal for both relaxation and entertaining. The well-appointed kitchen benefits from under floor heating and measuring 16'6" x 11'6", is complemented by a convenient utility room of 6'9" x 6'3", providing ample storage and functionality for modern living.

Additionally, the property is offered with no onward chain, making it an attractive option for those looking to move in without delay. This delightful house presents an excellent opportunity for families or individuals seeking a comfortable home in a sought-after location. Don't miss the chance to make this lovely property your own.

The home boasts three inviting bedrooms, ensuring plenty of room for family or guests. With two bathrooms, morning routines



will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is the expansive 200-foot plus rear garden, offering a tranquil outdoor space perfect for gardening, play, or simply enjoying the fresh air.

The popular market town of Epsom is nearby, with its High Street that has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Additionally local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

Plus the property is within a short distance of the heart of Banstead Village with its excellent High Street shopping that

includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Epsom Downs provide walks and cycling routes. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Kingswood Station and Tattenham Corner, Banstead and Tadworth stations are also within close proximity.

For the golf enthusiasts, there are four world-renowned golf clubs close by. This location is ideal for family walks, dog walks, cycling or jogging.

Tenure - Freehold  
Council Tax Band: F

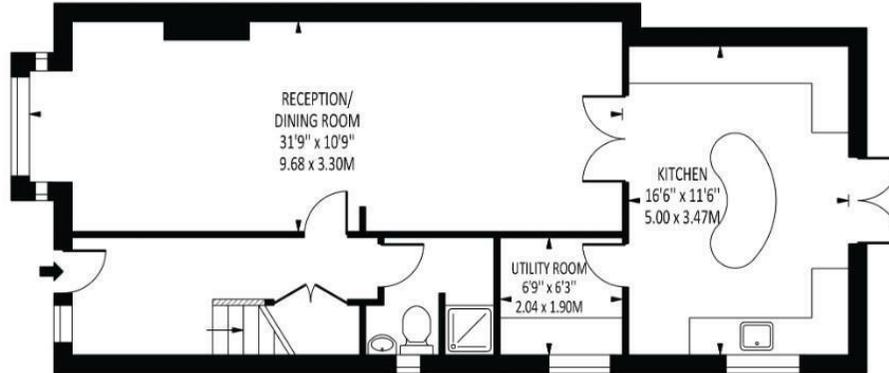
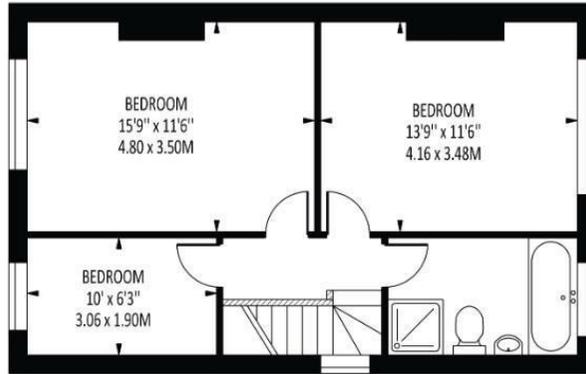




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Total Area: 1259 SQ FT • 116.96 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

