



Parklawn Avenue, Epsom

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- Cleverly extended family home
- Three double bedrooms
- Stunning kitchen/dining/family room
- Separate living room
- Study/home office/bedroom four
- Ensuite shower room & main bathroom
- Landscaped private rear garden
- Block paved driveway
- Short walk to town & station
- Excellent school catchment



Set within this highly requested road that is just moments from the Stamford Green conservation area, The Personal Agent are proud to present this attractive and cleverly extended semi-detached family home.

The property is located within easy walking distance of Epsom Town Centre and railway station, not forgetting a fantastic choice of local schools.

The property benefits from extremely flexible, well presented, and spacious accommodation along with a 60ft x 28ft secluded and recently landscaped rear garden. Our client has created a truly stunning family home with a number of outstanding features, including the recently replaced shared driveway with parking to the front that provides ample space for two cars, with a further lawned front garden and a smart new front door too, both of which help to provide the ultimate first impression.

Stepping through the front door into the double height entrance hall, the great feel of this home is immediately apparent, as is the flexible nature of the accommodation and amount of natural light. The bay fronted living room provides the perfect area to relax in, whilst the extended open plan kitchen/dining/family room provides a real 'wow' factor. This bright and spacious room overlooks and opens onto the garden, making it the perfect entertaining space.

The study is a good size and could also be utilised as a fourth bedroom and the ground floor is completed by an incredibly useful utility room. Upstairs there are three excellently proportioned double bedrooms, with the principal bedroom enjoying a modern ensuite shower room.

In addition there is a further modern family bathroom which is a great size and serves the remaining bedrooms.

Parklawn Avenue is a highly sought-after and rarely available road located on the West side of Epsom. It is situated within close proximity of Epsom town Centre with its comprehensive range of shopping facilities, but also only a short walk from the open spaces of the Stamford Green conservation area and ancient woodland, providing a perfect balance between town and country living.

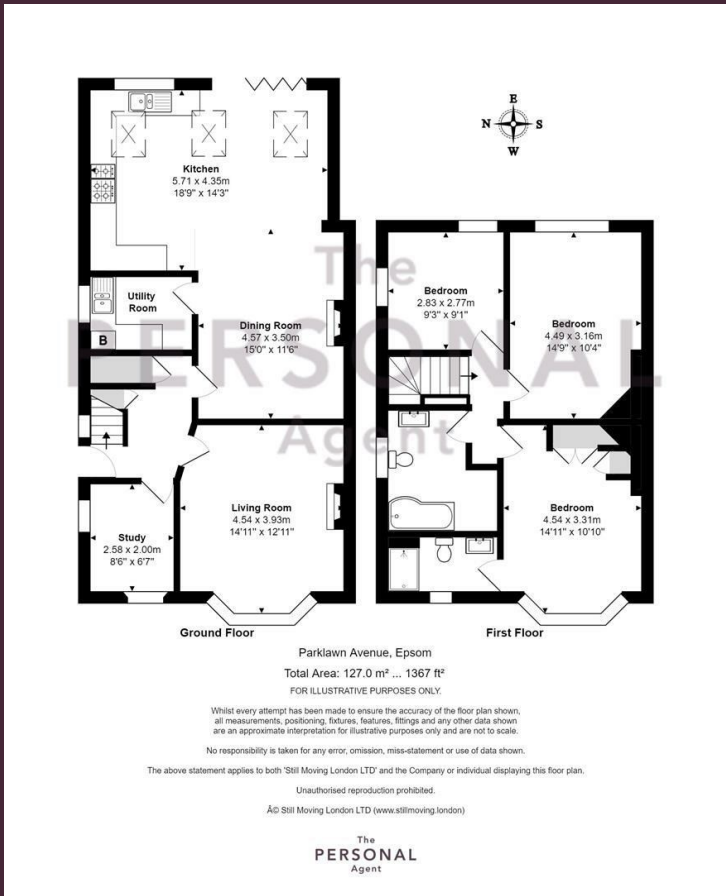
The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.

Sole agent. Call to view.

Tenure - Freehold
Council tax band - E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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