



Stones Road, Epsom

The PERSONAL Agent

Guide Price £550,000

Freehold

- Superb detached bungalow
- Two generous double bedrooms
- Enjoying a great central Epsom location
- Spacious 17ft x 15ft living/dining room
- Modern 15ft kitchen with door to garden
- Stylish and luxurious bathroom suite
- 55ft x 34ft landscaped rear garden
- Driveway with parking & gated side access
- Easy walk to Town, Shops & Station
- Flexible accommodation with scope to extend

Offered to the market in excellent condition, this well positioned detached bungalow benefits from stylish and contemporary design touches, an abundance of natural light and is just a short walk from the town centre and railway station which is approximately 0.5 miles away.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly, day to day life.

The property itself has had many upgrades over recent years, including a new kitchen and new bathroom. Coupled with the generous space it provides and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive and versatile detached home, within this price point, will be a very difficult task indeed.

Sole agent. Call to view.



As soon as you step through the front door the amazing feel of the property is immediately evident. The L-shaped reception area has defined living and dining areas, and seamlessly links to the contemporary 15ft kitchen with ample cupboard space and a door to the garden. The modern four-piece bathroom is a particular feature and really needs to be viewed to be appreciated.

There are two well proportioned genuine double bedrooms and scope to extend to the rear and loft space if desired. Further noteworthy points include a great size rear garden which measures approximately 55ft in length and has been professionally landscaped for low maintenance with a large artificial lawn and smart paved patio and path areas. The driveway with parking to the front links to a further gated area to the side of the property.

The property is set within a highly requested and rarely available residential area, and enjoys an excellent position. It is ideally located for easy access to the high street and railway

station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

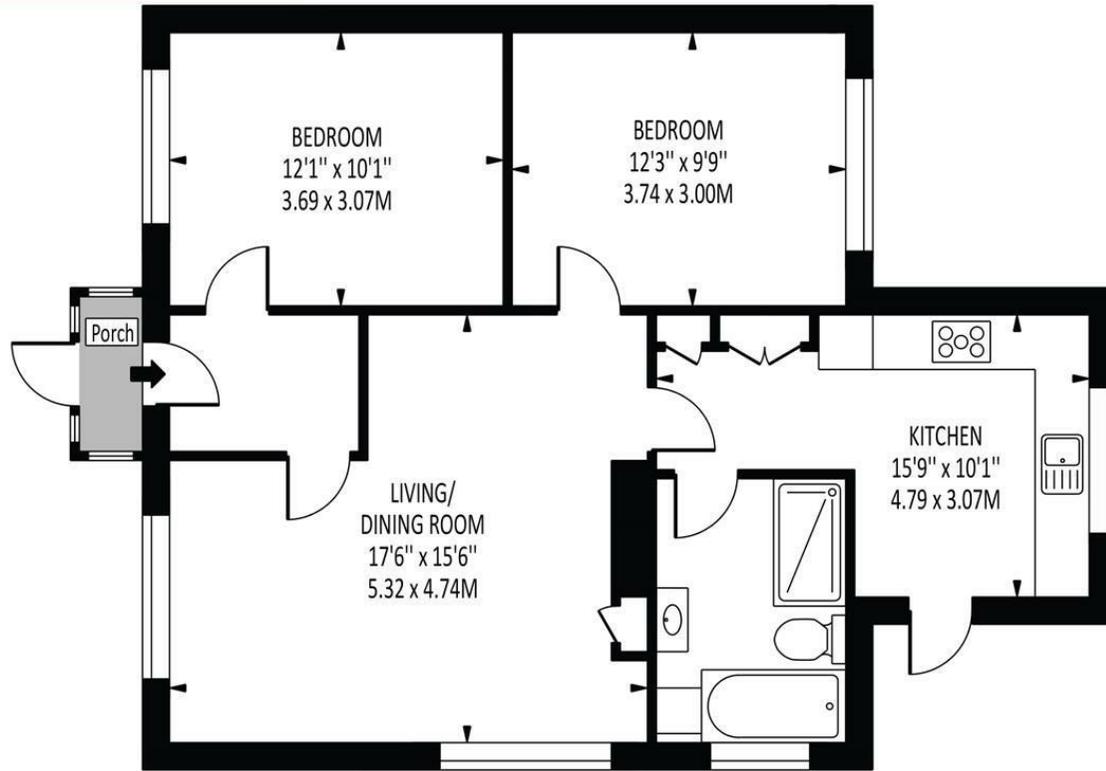
Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation.

Call today to arrange your viewing.

Tenure: Freehold
Council Tax Band: D







GROUND FLOOR

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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