



Stamford Green Road, Epsom

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- No ongoing chain
- Heart of Stamford Green
- Sought after conservation area
- Fronting directly onto nature reserve
- Two generous bedrooms
- Modern four piece bathroom
- Kitchen/breakfast room
- Large lounge linking to dining room
- Driveway & attached garage
- Generous rear garden

Enjoying this idyllic location, sat in the heart of the Stamford Green conservation area, this detached bungalow does require some cosmetic improvement internally, however the property enjoys arguably one of the best positions with wonderful views over the green and nature reserve to the front. Offering genuinely spacious and well laid out accommodation, the property offers enormous scope to improve place your own stamp on this home.

Ideally located for outstanding schools, mainline rail links and easy access to the town centre, the property is sure to appeal to a wide range of buyers. Epsom station is less than a mile away and offers a range of services to London Waterloo, London Bridge and London Victoria.

So if you are looking for the perfect location and are a purchaser wanting to customise and property to their own individual taste, then we would highly recommend arranging a viewing at your earliest convenience.



Internally the accommodation matches the surroundings being practical and bright with the potential for the right buyer to improve. The large reception room links to the dining room and could provide a wonderful environment for entertaining. There is a small kitchen/breakfast room and the accommodation is completed by two well proportioned bedrooms, a modern four-piece bathroom and a fully enclosed entrance porch perfect for drying off after a long walk in the woods nearby.

Another bonus is the fact that both double bedrooms are set at the front of this home, so they benefit from a spectacular outlook across the Common to the front.

Outside there is a generous Easterly facing garden which is a blank canvas for the new owners to make their own, a large driveway to the front and an attached garage.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses.

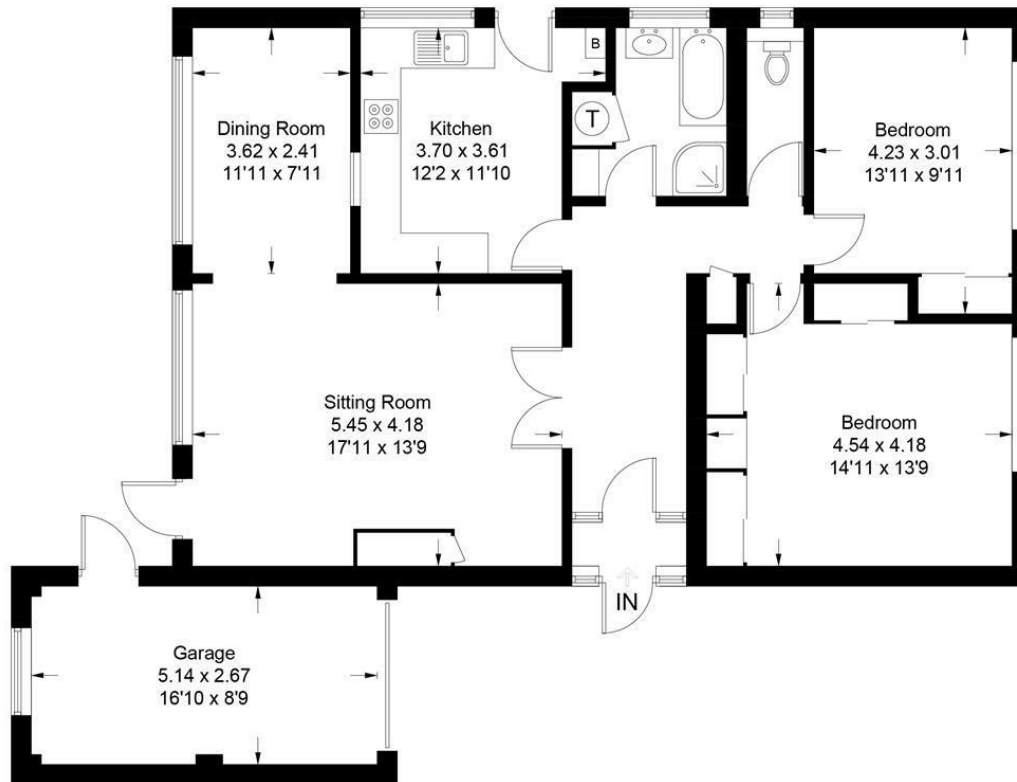
Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

Tenure - Freehold
Council tax band - E





Approximate Gross Internal Area = 98 sq m / 1055 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 111.8 sq m / 1203 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1060233)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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