



Eastdean Avenue, Epsom

The **PERSONAL** Agent

Guide Price £785,000

Freehold

- Cleverly extended family home
- Three double bedrooms
- Stunning kitchen/dining/family room
- Separate living room
- Study/home office/bedroom four
- En-suite shower room & main bathroom
- Downstairs cloakroom, pantry & utility room
- Secluded garden with gate to rear
- Short walk to town & station
- Excellent school catchment

Enjoying a truly fantastic position backing onto, and providing direct access to 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 in a highly desirable road, 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 with a covered dining terrace. To the front there is also a newly laid block paved driveway with convenient access to the boot room/utility.

Stepping through the front door into the double height entrance hall, the high level of finish is immediately apparent, as is the



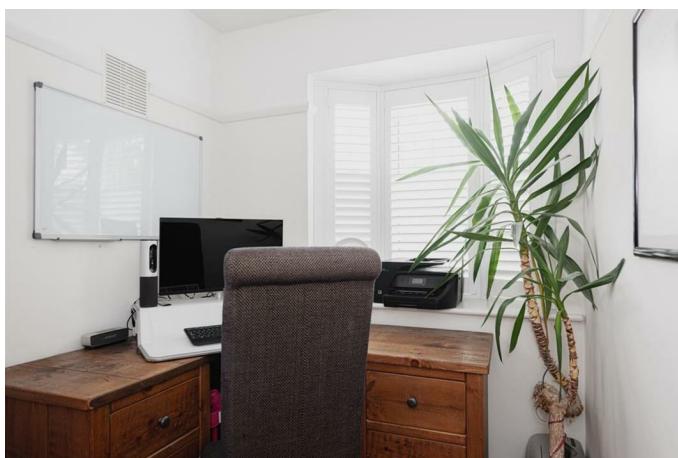
flexible nature of the accommodation and amount of natural light. The bay fronted living room provides the perfect area to relax in, whilst the extended open plan kitchen/dining/family room is the real showstopper. This bright and spacious room overlooks the garden and benefits from direct access to the covered terrace, 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 a walk-in pantry, utility/boot room and a downstairs cloakroom. 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 serves the remaining bedrooms.

Outside, the private driveway with parking to the front provides ample space for two cars and access to the boot room/utility store. Our clients have created a truly stunning family home

with a number of outstanding features yet to be mentioned including solar panels for increased energy efficiency, plantation shutters, and architecturally designed glazing within the entrance hall which provides increased light and lines of sight.

Eastdean 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	84
(69-80) C		
(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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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 any 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.

