



Parklawn Avenue, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- No onward chain
- Prime Stamford Green Conservation location
- Rare chance to fully refurbish & extend
- Scope to extend to the rear & loft (STPP)
- Three bedrooms & two receptions
- East facing rear garden
- Detached garage/workshop plus driveway
- Open kitchen
- Catchment for highly regarded schools
- Close to Epsom town, station & open green

Situated on a highly desirable road on the periphery of the Stamford Green Conservation Area, this attractive semi detached home presents a rare and exciting opportunity for those looking to modernise, further extend, and create their dream family home.

Offered to the market with no onward chain, the property offers immense scope to customise, update, and upgrade throughout.

Although the house now requires full refurbishment, the generous plot and setting mean the potential is outstanding. There is the



possibility to significantly extend further to the rear, and into the loft (STPP), mirroring many neighbouring homes that have already been transformed.

Currently arranged with three bedrooms, reception room, open kitchen leading to a rear dining room and an upstairs bathroom, the property offers a solid foundation for buyers with vision and creativity.

Outside, the secluded easterly facing rear garden enjoys a particularly desirable aspect, ideal for landscaping or outdoor living. A shared driveway leads to a detached garage/workshop, while the front has off street parking for two cars.

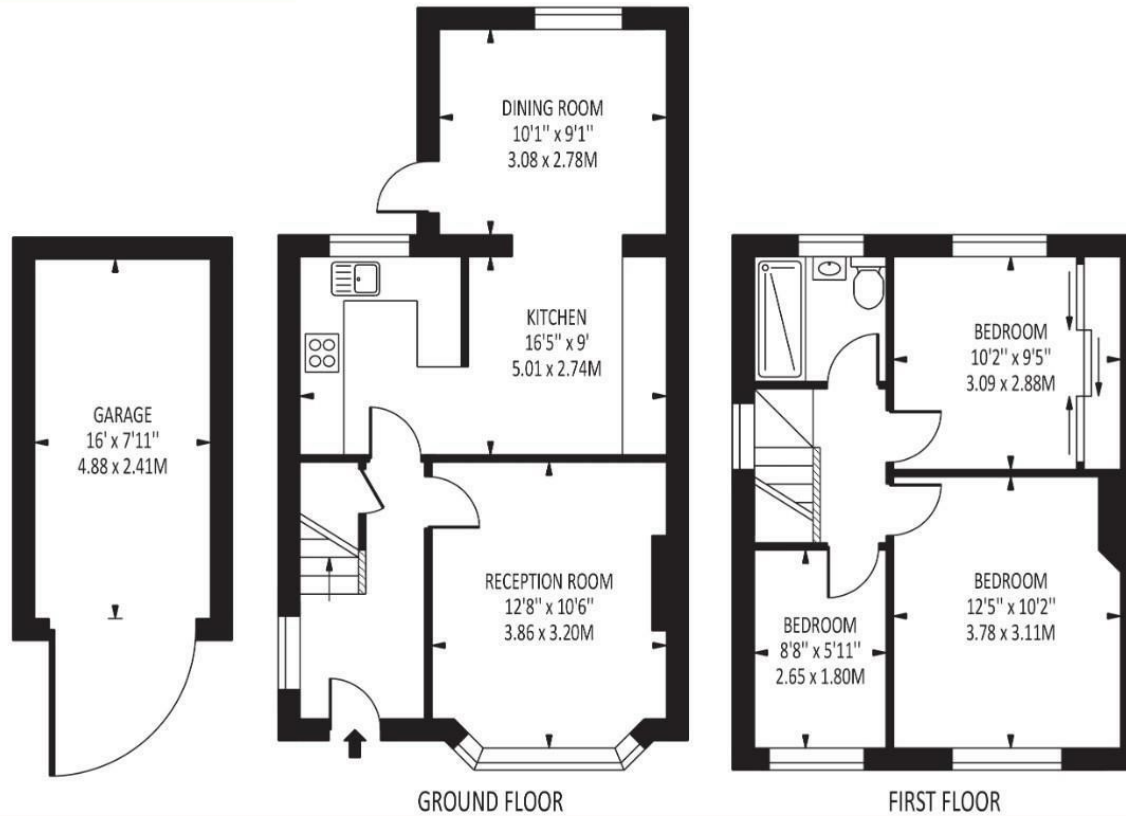
Homes on Parklawn Avenue offering this much potential for renovation and personalisation seldom come to the market. The location is superb, within easy reach of Epsom town centre, mainline station (serving London Waterloo and Victoria), and the beautiful Stamford Green Conservation Area.

Families will appreciate the proximity to Stamford Green Primary School and a choice of outstanding secondary schools, as well as the open spaces of Epsom Common, Horton Country Park, and Epsom Downs Racecourse.

Tenure- Freehold
Council Tax Band- E

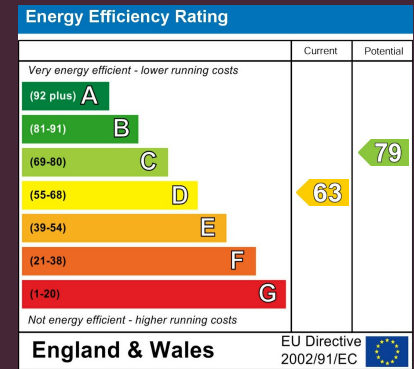






Disclaimer: For Illustration Purposes only

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.



EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

