



Stamford Green Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £650,000 Freehold

- Stunning Freehold Detached Bungalow
- Two Double Bedrooms
- Great Condition Throughout
- Over 1000 Sq Ft of accommodation
- Huge Potential for Extension (STPP)
- Living/dining room
- Further sitting room/occasional bedroom
- Pretty garden with cabin
- Carriage Driveway for up to Eight Cars
- 18ft Garage

Located in a popular residential road in the heart of the Stamford Green conservation area, this deceptively spacious detached bungalow has been beautifully renovated and reconfigured over the years by the current owner with fantastic potential for extending outwards and upwards (STPP) and warrants immediate viewing to fully appreciate all it has to offer.

Stamford Green combines acres of woodland and access to Ashted common, but is still within 0.8 of a mile of Epsom Station and Town Centre. The Property is positioned between two excellent pubs and offers views over the green.

There is a beautiful living/dining room with patio doors to the rear, the fitted kitchen is open on to the living space with a range of fitted units and integrated appliances nestled under roll top work surfaces and a handy peninsular breakfast bar. The current owner has cleverly segmented off some of the living area using internal bifold style doors to allow for a separate sitting room if you need a more private space. There are two double bedrooms both serviced by a family bathroom.



The unique part to this property is the potential for extension STPP; with the option to have a single story extension across the back of the property, not to mention you could convert the loft in to further bedrooms in line with other neighbouring properties.

Outside to the front there is a pretty garden with mature borders and lawn, a carriage driveway provides off street parking for up to eight vehicles leading to a larger than average 18ft garage to the side which is currently being used as a home gym. The rear garden is a delight and features a patio area, a character cabin and a large lawn with mature borders offering excellent privacy.

Stamford Green in Epsom, Surrey, is a quintessentially English, leafy conservation area neighbourhood framed by the tranquil beauty of Epsom Common. Centred on a charming green and pond, the area is characterised by late Victorian cottages, mature woodland, and bridle paths, creating a real sense of countryside calm just minutes from urban amenities.

Families are particularly drawn to Stamford Green for its

excellent schooling options. The local state-run Stamford Green Primary School is highly regarded, and nearby secondaries such as Rosebery Girls' School and Blenheim High School provide strong education pathways. Independent and grammar-school options are also within reach, including Epsom College and Kingswood House.

In terms of lifestyle and transport, residents benefit from a perfect blend of tranquillity and connectivity: Epsom town centre is just a short walk or drive, with a variety of shops, cafés, restaurants, a theatre (Epsom Playhouse), and leisure facilities such as the Rainbow Leisure Centre and David Lloyd gym. Epsom railway station offers direct links to London, making this a commuter-friendly spot. Road access is also strong, with the M25 nearby and both Gatwick and Heathrow airports within around a 30–40 minute drive, allowing easy reach of domestic and international flights.

Tenure- Freehold  
Council Tax Band- E



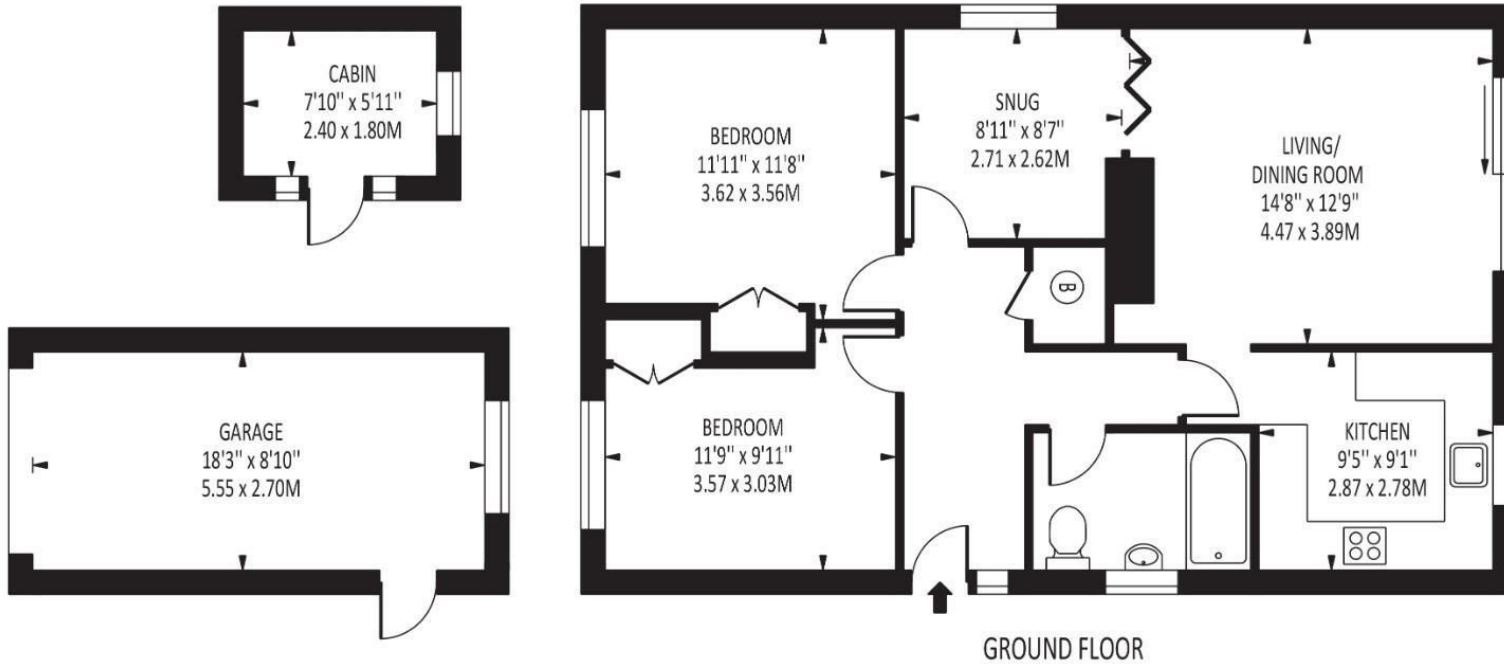


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### Stamford Green Road

Total Area : 1002 SQ FT • 93.09 SQ M  
 (Including Garage & CABIN)  
 Garage Area : 161 SQ FT • 14.99 SQ M  
 Cabin Area : 47 SQ FT • 4.32 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.

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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 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.

