



Whitehorse Drive, Epsom

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- No onward chain
- Close to High Street & Station
- Garage & Driveway
- Outside store
- 2 Reception Rooms
- 2 Bedrooms + Loft Room
- Lounge with fireplace
- Dual aspect dining room
- Family bathroom
- Scope to improve & extend STPP

Offered with no onward chain and set within the catchment of the Ofsted Outstanding Rosebery school, this spacious detached house is on a bold corner plot of 0.15 acres and provides flexible and bright accommodation alongside huge scope to extend STPP.

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The property is located within half a mile of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London



Bridge, as well as the local convenience stores and café which are just a few hundred metres around the corner.

Internally the accommodation matches the surroundings being practical and bright with the potential for the right buyer to improve. Leading from the porch is a bay fronted, dual aspect dining room with double doors opening to large reception room with feature fireplace.

The kitchen provides access out to the garden and also has a small larder handy for storing away your dry goods. The ground floor is completed by two true double bedrooms and family bathroom with separate W.C.. There is also the added benefit of a useful loft room that has been used as a bedroom in the past.

Outside there is a generous garden to the front and rear along with garage, outbuilding and off street parking.

Epsom Town Centre with its mainline station that provides regular links into London are just 0.5 of a mile away and the gorgeous Epsom Common and conservation area is a short walk away. Epsom is a popular commuter town that offers a good mix of state and independent schools. Also close by is Epsom Downs, the home of The Derby and the M25 is a short drive away giving access to both airports.

Tenure - Freehold
Council tax band - F

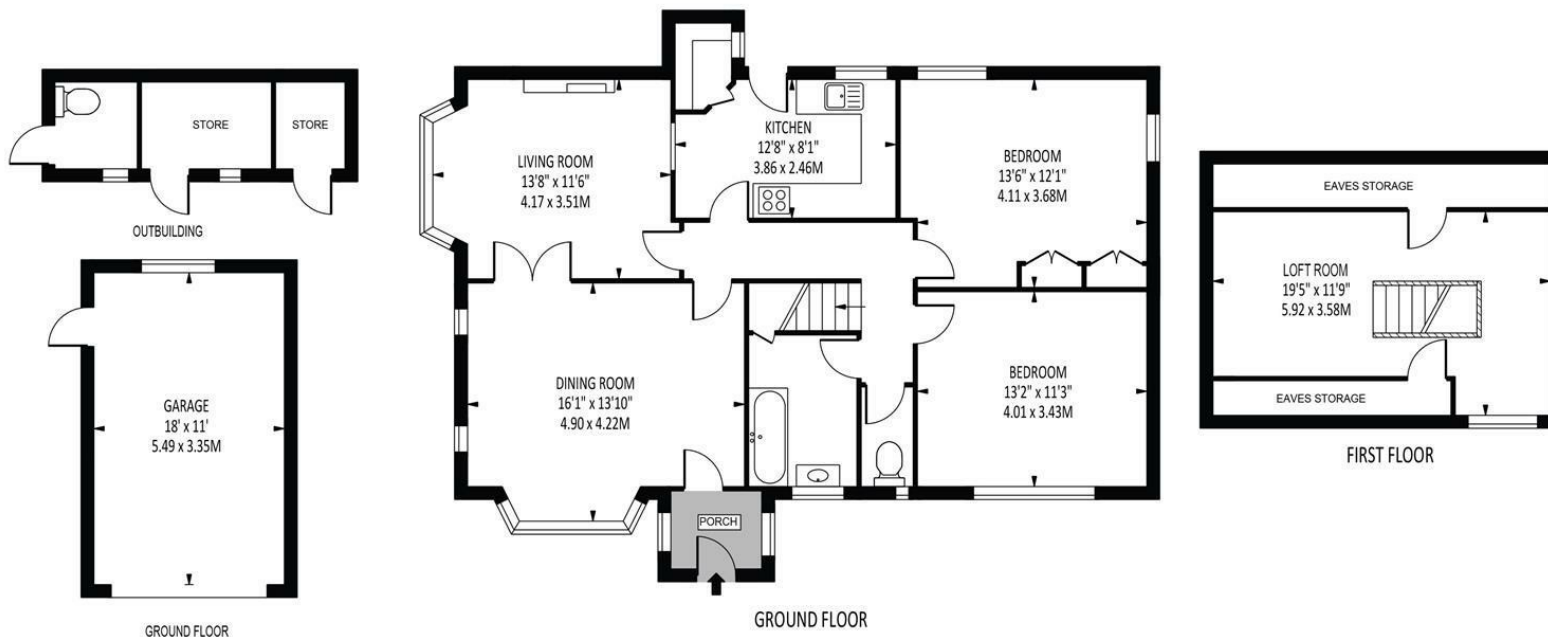




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Total Area: 1551 SQ FT • 144.09 SQ M
(Including Garage, Outbuilding & Eaves Storage)
Garage Area : 198 SQ FT • 18.39 SQ M
Outbuilding Area : 84 SQ FT • 7.80 SQ M
Eaves Storage Area : 77 SQ FT • 7.15 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

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 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

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



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