



Whealers Lane, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Three generous bedrooms
- Stamford Green conservation area
- Short walk to town & station
- Kitchen/diner
- Living room
- Upstairs bathroom
- Downstairs utility area & wc
- 64ft recently landscaped rear garden
- Scope to extend STPP
- Spacious semi detached home

Located within the highly sought after Stamford Green conservation area, The Personal Agent are pleased to offer this deceptively spacious, refurbished and reconfigured semi detached family home that is within easy walking distance of Epsom railway station, town centre and excellent local schools.

Accommodation comprises living room, kitchen/diner with door to newly landscaped garden, downstairs utility area with WC, white upstairs bathroom and three well proportioned bedrooms (all providing the opportunity to be used as comfortable double rooms).

Further points to mention include a central green to the front of the property which provides a pretty outlook and a private buffer from ramblers or passers by, on street parking with residents permits, on street permitted electric car charging, a mature rear garden measuring 64ft x 36ft and the potential to extend in line with neighbouring properties (STPP).



As soon as you step through the door, the genuine homely feel of the property is immediately apparent. Filled with natural light and offering an excellent flow throughout, the heart of the home is the superb kitchen/diner, centred around a stylish wood burning stove. This welcoming space is perfect for entertaining and social occasions, while also lending itself beautifully to everyday family life.

The separate living room is a nice retreat and the downstairs utility area completes the current layout. Upstairs is just as well balanced with three excellently proportioned bedrooms and a bathroom.

The green to the front of the property provides a pretty outlook from the house and a nice frontage ensuring it's set back from the road.

Further features to note include; a recently replaced boiler with Hive thermostat, updated double glazing throughout including a

new front composite and rear double glazed doors. In addition, while landscaping the garden our clients added piping from the house to the rear of the garden to be able to easily run power or internet under the garden to a pod in future.

Wheeler's Lane is a popular and practical location that sits within the Stamford Green conservation area which 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 just 10 minutes walk away. 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 - D

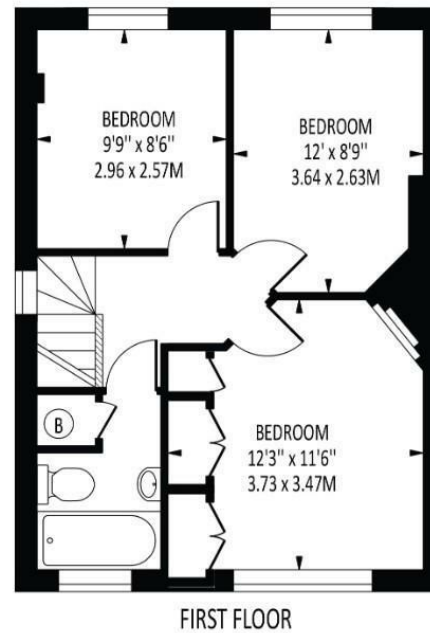
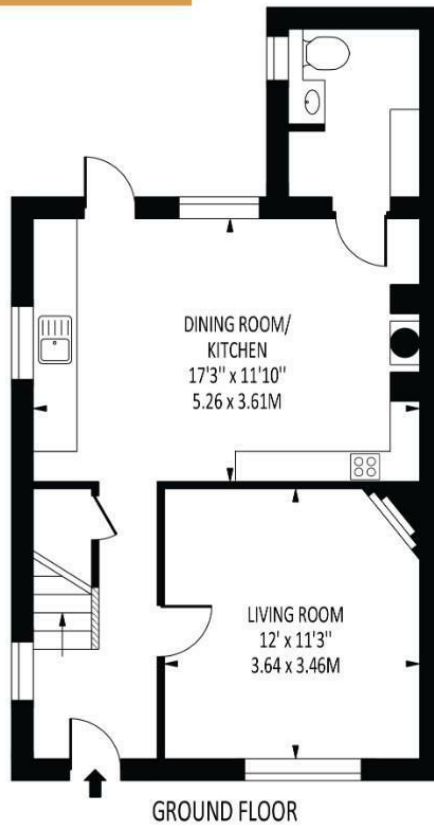




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Whealers Lane
Total Area: 923 SQ FT • 85.7 SQ M



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.

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