



Brettgrave, Epsom

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Close to outstanding school
- Three generous bedrooms
- Living room
- Dining/family room
- Modern kitchen
- Modern d/s bathroom
- Good sized driveway
- Utility area to side of house
- Semi detached with scope to extend STPP
- 60ft x 25ft rear garden



Located in a popular residential road on the periphery of Long Grove Park and a short walk from the outstanding and highly requested Southfield Park primary school, this deceptively spacious semi-detached house warrants immediate viewing to avoid disappointment.

The property is very well presented throughout and provides spacious, particularly well balanced accommodation on both the ground and first floors, making it an ideal layout for modern family living.

The surrounding area benefits from hundreds of acres of open parkland, with bridle paths and woodland walks providing easy access to Horton Country Park and the Stamford Green conservation area. This property balances a pleasant residential feel with the convenience of being walking distance of the hustle and bustle of Epsom town centre and mainline railway station.

The ground floor benefits from a spacious entrance hallway providing access to a generous living room that opens to a central hallway with access to the downstairs W.C and utility room to the side. There is a nicely proportioned modern kitchen, which sits in a central position within the property and really is the heart of the home, linking to a large dining/family room to the rear that opens to the garden. The ground floor is completed by a modern fitted bathroom.

On the first floor the well balanced accommodation continues with three excellently proportioned bedrooms, with a great outlook to the rear and a large loft space that provides scope to create further bedroom space STPP. To the front is a generous driveway with off street parking for two cars, access to the rear via a side door, scope to extend STPP and a 60ft x 25ft rear garden.

Epsom high street has a variety of shops, the Ashley Centre - a

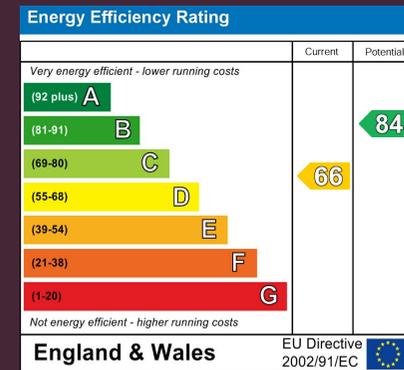
covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold. Immediate viewing is strongly advised by vendors sole agent.







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 333699

LETTINGS & MANAGEMENT
163 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.



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.

