



Kendor Avenue, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Offered with no onward chain
- Huge scope to extend significantly
- Cul de sac position within Chase Estate
- Three genuine double bedrooms
- Three versatile reception rooms + sunroom
- Recently updated kitchen & boiler
- Recently updated downstairs cloakroom
- Private 50 ft x 35ft rear garden
- Driveway, gated carport & garage
- Walk to schools, shops & station

Offered with no ongoing chain and having been lovingly owned by the same family for almost 40 years, this well positioned home presents a fantastic opportunity for the new owner to create a property perfectly tailored to their own tastes and requirements.

Having benefited from a number of important improvements, including an updated kitchen in 2022, a modernised downstairs cloakroom in 2026 and the installation of a new boiler in 2021, the property is ready to move into whilst still providing an exciting blank canvas for those looking to add their own personal touch.

From the moment you enter the welcoming hallway, the potential of this home becomes clear. The accommodation offers a versatile and well balanced layout with three separate reception rooms, providing excellent flexibility for modern family living. The front facing living room provides a comfortable and inviting space, whilst a further reception room



is currently utilised as a ground floor bedroom but could equally serve as a study, playroom or additional living area depending on the needs of the new owner.

The dining room creates the perfect space for entertaining and flows naturally through to the sun room, allowing the home to make the most of the natural light and providing a wonderful connection to the garden. The updated kitchen and downstairs cloakroom complete the ground floor accommodation.

Upstairs, the property offers well proportioned bedrooms, with two accommodating king sized beds and the third comfortably fitting a double bed. A family bathroom and separate W.C. complete the upper floor, providing excellent accommodation for families, first time buyers, or those seeking additional space.

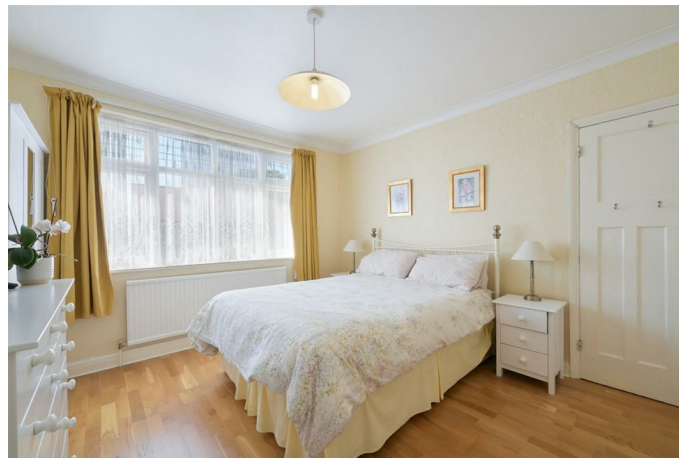
Externally, the property further benefits from a private 50ft x 35ft rear garden, offering a peaceful outdoor space with plenty of scope to enhance and personalise. The front of the property provides a large driveway leading to a gated and covered car

port area and a detached garage/workshop.

Located close to a range of local amenities, excellent schools and transport links, this home is ideally placed for both everyday convenience and commuting. Nearby town centres provide an excellent selection of shops, cafés, restaurants and leisure facilities, whilst nearby rail connections offer regular services into London.

A property with genuine charm and potential, this is a rare opportunity to acquire a much-loved home that has been carefully maintained over many years and is now ready for its next chapter.

Tenure - Freehold
Council tax band - E



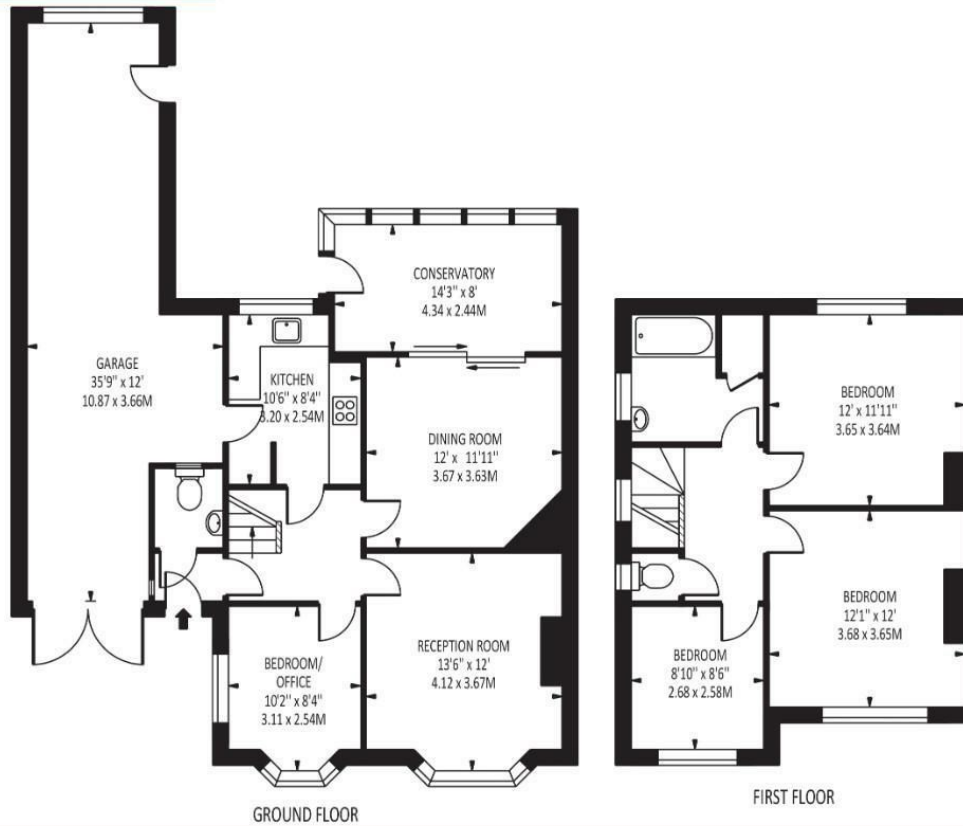


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Total Area: 1534 SQ FT • 142.47 SQ M
(Including Garage)
Garage Area : 324 SQ FT • 30.09 SQ M



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	67	87
(81-91) B		
(69-80) C		
(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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