



Ashley Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £950,000 Freehold

- No onward chain
- Attractive detached home
- Generous plot of 0.22 of an acre
- Four bedrooms
- Living room and dining room
- Kitchen with breakfast bar
- 160ft Easterly rear garden
- Driveway and garage
- Easy walk to Town, Station, Schools & Park
- Close to great schools

Offered to market with no onward chain and set within a desirable tree lined road to the South of Epsom town centre and within easy reach of Epsom mainline station, and the open spaces of The Downs, this detached family home benefits from a lovely frontage with huge kerb appeal, a secluded 160ft rear garden and sits on a plot of around 0.22 of an acre total.

This beautiful property provides 1440 Sq. Ft of flexible and spacious accommodation and is a rare opportunity to put your own stamp on your dream family home, meaning that its sure to tick all the right boxes for any growing family and really is a must see.

With four well proportioned bedrooms and two receptions rooms, not forgetting the practicality of its location and amazing plot, we feel this house is a contender for the perfect family home.

Offering large, light rooms the property has been a much loved



family home and offers the right buyer a wonderful opportunity to modernise and extend (STPP) it to their own taste.

This attractive home boasts large, light rooms and a stunning, Easterly facing garden. Arranged over two floors the current configuration includes a modern kitchen with handy breakfast bar, 17ft dual aspect living room, dining room, downstairs WC, four well proportioned bedrooms and a modern shower room.

There is a large 16ft integral garage and parking to the front with a 160 ft rear garden which is an absolute delight and enjoys the perfect Easterly aspect.

From a practical point of view, the location of this home is also fantastic. Epsom railway station is approximately 0.6 of mile away and provides regular links to London Victoria, Waterloo and London Bridge.

There are also excellent schooling options locally, both in the

state and public sectors, although one of the stand out features of this home is its immediate surroundings and the easy access to open green spaces it enjoys.

With Epsom Downs just a short distance away and Rosebery Park also just on its doorstep, you are simply spoilt for choice, making this home such a great option all round.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold  
Council tax band - G

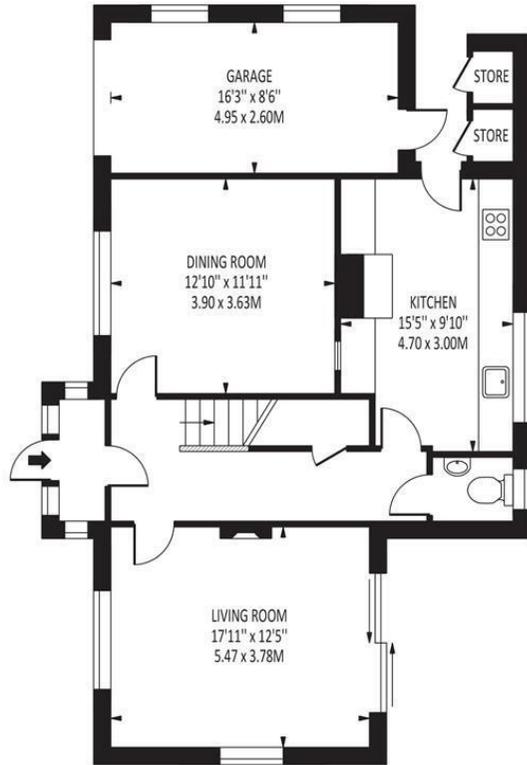




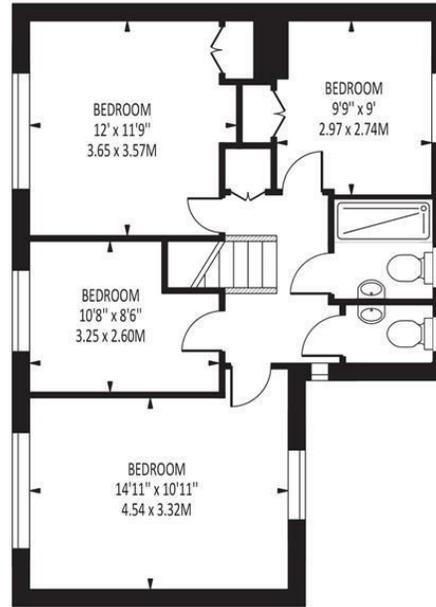


### Ashley Road

Total Area: 1440 SQ. FT • 133.79 SQ. M  
 (Including Garage & Stores)  
 Garage Area : 139 SQ. FT • 12.87 SQ. M  
 Stores Area : 14 SQ. FT • 1.33 SQ. M



GROUND FLOOR



FIRST FLOOR

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			79
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



The PERSONAL Agent

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.

