



Eastdean Avenue, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- No onward chain
- Semi detached bungalow
- Conservation area
- Secluded Westerly rear garden
- Three well proportioned bedrooms
- 16ft x 11ft living room with feature fireplace
- Potential to extend STPP
- Walk to Town & Station

Located within a highly desirable road on the periphery of the Stamford Green conservation area, this semi detached bungalow is offered to the market with no ongoing chain and the added benefit of the possibility to extend subject to planning permission.

Having been owned and well loved by the family since the 1960's, the property would suit downsizers and professionals alike who are looking to enjoy the convenience of the location, just moments from the town centre, the tranquillity of the conversation area, and for any families, the catchment for the highly regarded Stamford Green Primary School.

In its current configuration the property offers three bedrooms to the front and a generous 16ft x 11ft living room with feature fireplace that provides direct access on to the rear garden, kitchen and a modern white bathroom. Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.



The generous Westerly facing rear garden has been well maintained over the years and provides a secluded oasis for those who wish to either relax and entertain or enjoy making the garden their own. There is also the added benefit of a concrete platform in place already should you wish to add a contemporary office pod.

Properties on Eastdean Avenue rarely come to the market, especially those that have not been extended to the full extent in line with other examples on the road. It is situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, restaurants and bars and Epsom mainline station which is very well served with trains to London Waterloo and London Victoria.

For those wanting to enjoy outside activities, Epsom Common with its hundreds of acres of woodland, bridle paths and woodland walks providing easy access to the picturesque Horton Country park is on the doorstep and Epsom Downs Racecourse is just a short drive away. Stamford Green Conservation Area itself

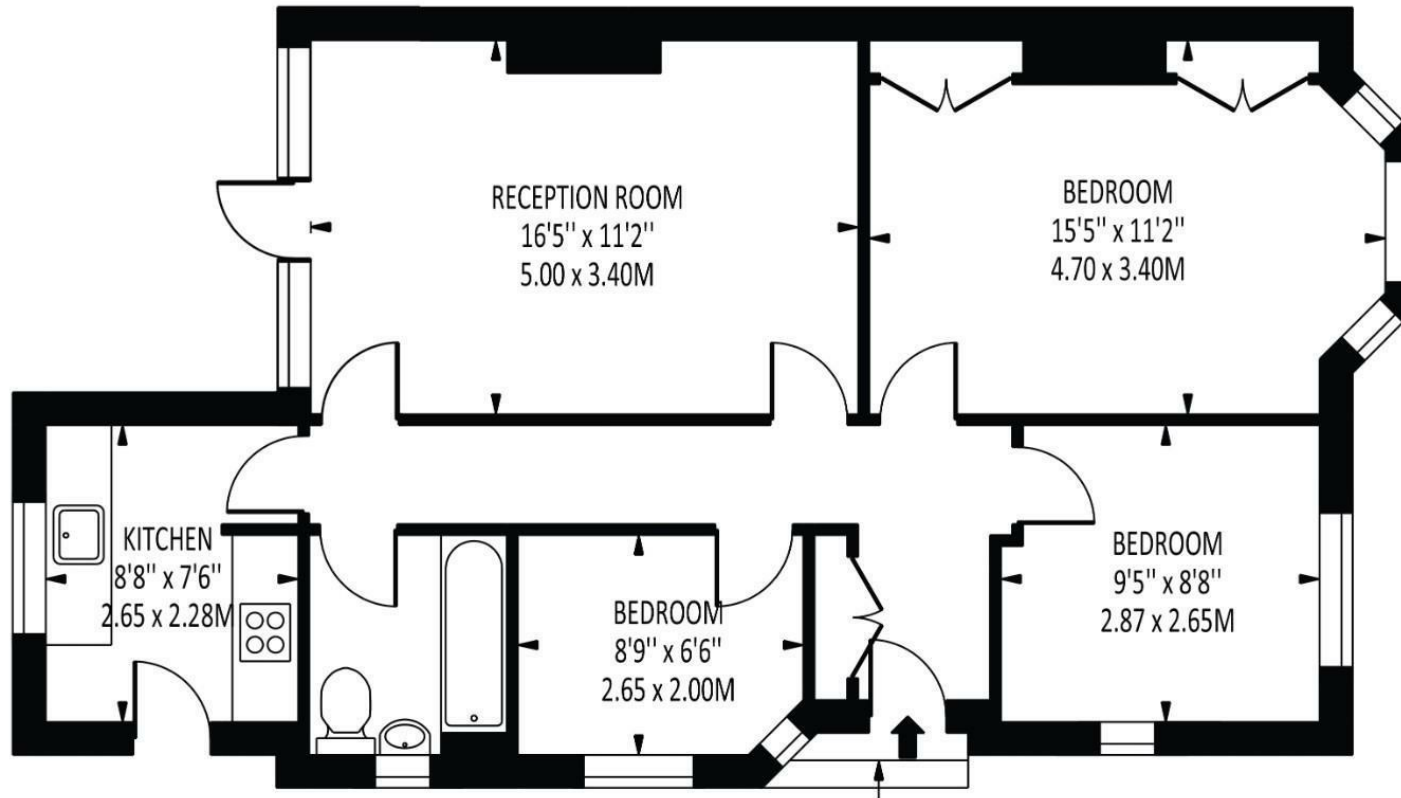
centres around a local lake which is enjoyed all year round by walkers and dog walkers as well as families feeding the ducks.

Local schooling includes Stamford Green Primary School, St Josephs and St Martins Primary Schools and Secondary education at Rosebery and Glyn.

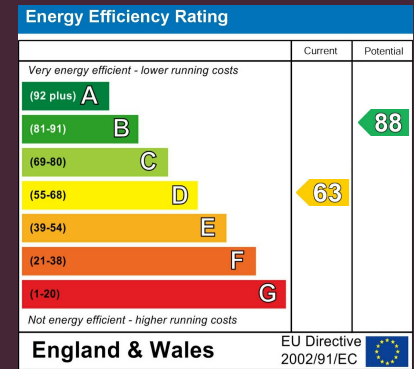
Tenure - Freehold
Council tax band -D







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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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