



Eastdean Avenue, Epsom

The **PERSONAL** Agent

Guide Price £560,000

Freehold

- No ongoing chain
- Semi-detached bungalow
- Conservation area
- Secluded Westerly rear garden
- Generous private driveway & garage
- Two bedrooms & modern bathroom suite
- Generous reception room & conservatory
- Potential to extend STPP
- Walk to Town & Station
- Rare opportunity with early viewing advised

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 well loved by the previous owner for the last 17 years, 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 two bedrooms to the front, generous living room that links to a conservatory with a Daikin air conditioning unit which both heats and cools ensuring the temperature is regulated year round, this room has 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 South 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. The private driveway and frontage leads to a generous detached garage to the rear of the property.

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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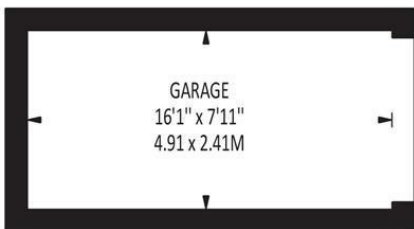
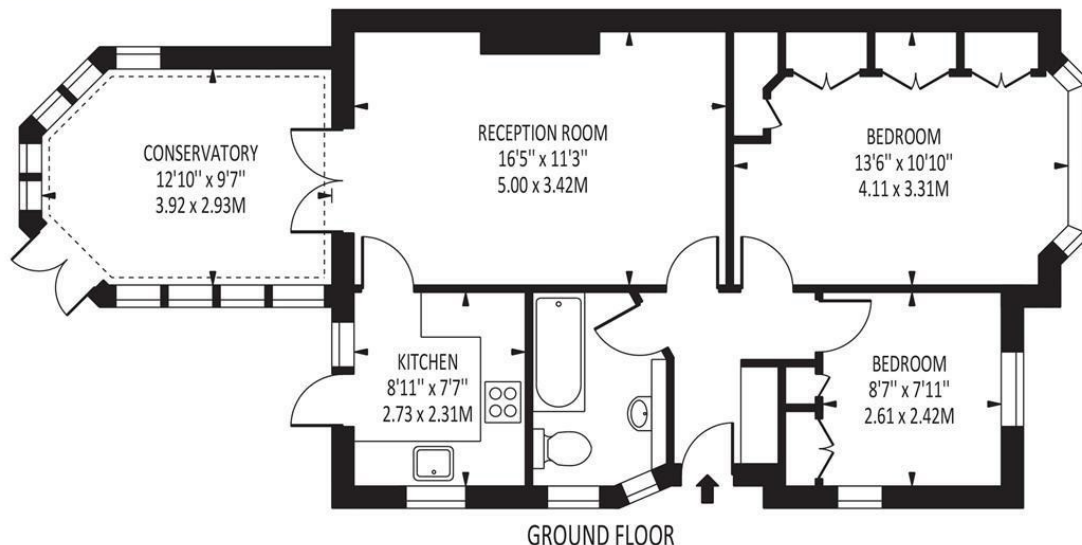


Eastdean Avenue

Total Area: 842 SQ FT • 78.27 SQ M

(Including Garage)

Garage Area: 127 SQ FT • 11.83 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		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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