



Oakmead Green, Epsom

The **PERSONAL** Agent



# Guide Price £375,000

## Leasehold

- Over 60's retirement development
- No onward chain
- Redecorated detached home
- New carpets
- Brand new kitchen
- Spacious principal bedroom
- Well proportioned second bedroom
- Modern shower room
- Private patio/ garden
- Off street parking

Tucked away in a secluded cul-de-sac position within the heart of this highly sought-after over 60's retirement development, close to the beautiful open spaces of Ashted Common, Epsom Common and the Stamford Green conservation area, this rarely available detached bungalow benefits from being fully refurbished, having its own private patio and garden, which is the perfect place for watching the world go by and no ongoing chain.

The property, which in our opinion occupies one of the prime sites at Oakmead Green, offers bright and light accommodation, laid out over a single storey. The property is in a peaceful development that is extremely well situated, just a short walk from the Dorking Road convenience store, a bus stop and Epsom General Hospital.

This tranquil development with its attractive green spaces is only a mile from Epsom Town Centre and Ashted Village. The area is very well served by regular trains from Epsom Station to both



London Waterloo and London Victoria. M25 junction 9 is just a five minute drive away and both Gatwick and Heathrow airports are within driving distance.

This detached property offers a spacious 18ft x 17ft living/dining room, a newly installed fitted kitchen, a modern shower room, generous double bedroom and a practical second smaller double bedroom that offers flexibility to be used as a dining room or study.

The layout is well-balanced and offers the flexibility to make this home your own. There are parking spaces that are located to the front of the property, it is double glazed throughout and pets are permitted at this development.

This detached bungalow offers a private and secluded setting, with the additional benefits of communal facilities, attractive gardens, an active social scene, an onsite warden and a guest flat available for occasional use. The communal areas include laundry facilities and a residents' lounge that has regular activities and social events for those wishing to take part.

If you are considering making a downsize move we would recommend that you view this property. 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.

Tenure - Leasehold  
Length of lease (years remaining) - 86  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £329 pcm (as of Jan 1st 2024)  
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore, you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

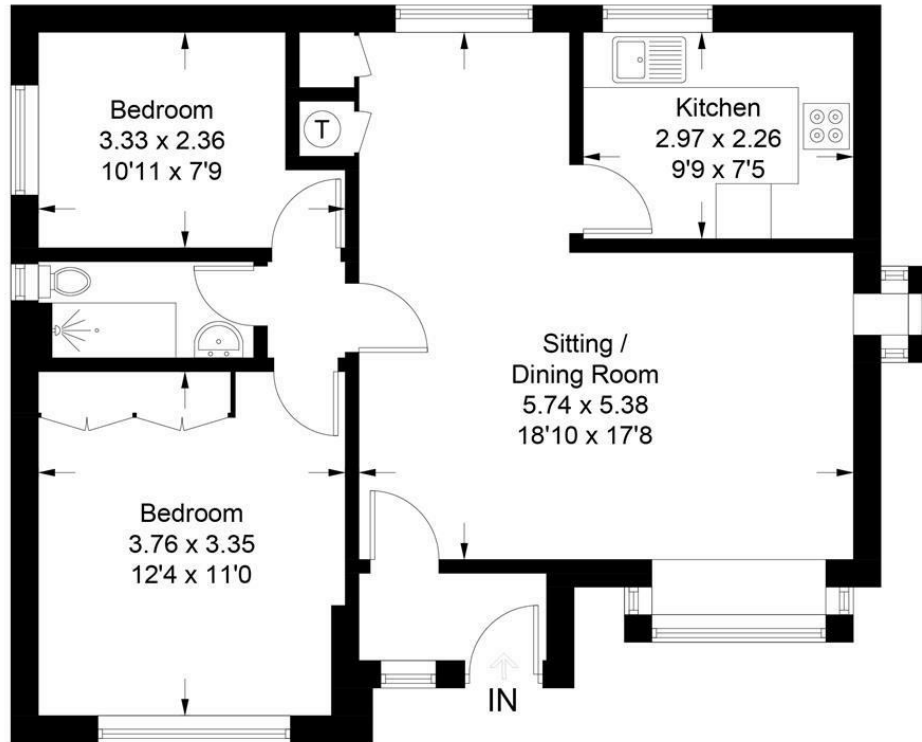








Approximate Gross Internal Area = 59.4 sq m / 639 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1027504)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**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.



