



The Spinney, Epsom

The **PERSONAL** Agent

Price Guide £750,000

Freehold

- No ongoing chain
- Spacious detached home
- Scope to update & extend STPP
- Three generous double bedrooms
- Two reception rooms
- 17ft kitchen/breakfast room
- Generous bathroom and cloakroom
- Off street parking & garage
- Close to shops & station
- 85ft x 39ft Easterly facing garden



The Personal Agent are pleased to present this deceptively spacious three double bedroom detached home located on the periphery of the world famous Epsom Downs.

Set behind a good frontage, the property enjoys off street parking on a block paved driveway with a garage. The secluded Easterly facing rear garden is a key selling point and measures 85ft x 39ft, is nicely proportioned and mainly laid to lawn.

Whilst it is undeniable that the property requires full updating and general modernisation, we believe that this flexible home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers scope to extend STPP and should be viewed for what it currently is and what it could potentially be.

Located on the periphery of Epsom Downs with over 650 acres of ancient woodland walks and wide green open spaces to enjoy, the location mirrors this generous and well balanced family home.

Occupying a generous level plot, this really is a spacious detached home with significant opportunity to extend. Ready to move into but in need of some cosmetic updating; offering the potential to add your own stamp, the house is sure to appeal to a wide range of buyers.

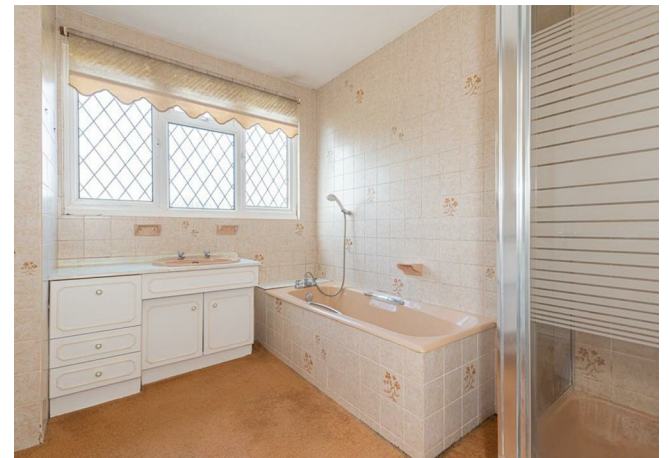
The ground floor consists of a welcoming and spacious hallway, bay fronted living room, separate dining room, 17ft kitchen and a downstairs cloakroom. To the first floor there are three particularly generous double bedrooms and the family bathroom with separate W.C. There is a spacious loft which may be possible to convert and the house would lend itself to being extended further (subject to the normal consents).

Viewing is strongly advised to fully appreciate the accommodation approaching an impressive 1600 Sq. Ft.

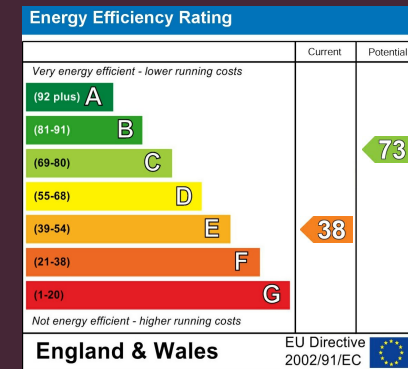
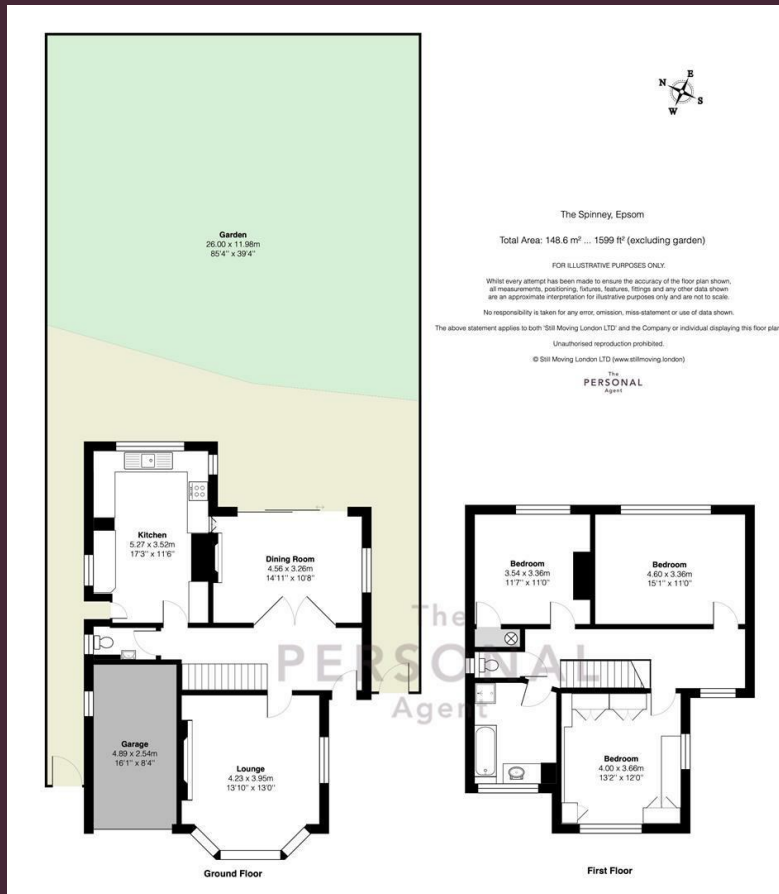
Homes like The Spinney are always incredibly popular but also are rarely available. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away. The Tadworth Leisure Centre, a brand new comprehensive leisure centre; including gym, swimming pool and courts is within walking distance (approx. ½ mile).

Nearby Epsom has a variety of shops, the Ashley Centre - a shopping mall and Epsom Playhouse which offers a wide range of entertainment. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Tenure - Freehold
Council tax band - F







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