



Bracken Path, Epsom

The **PERSONAL** Agent

Guide Price £475,000

Freehold

- Stamford Green location
- No chain
- Semi detached cottage
- Recently redecorated
- Two double bedrooms
- Kitchen with vaulted ceilings
- Charming cottage garden
- Great local pubs & walks
- Walk to town & station
- Opposite Epsom Common

Perfectly positioned within the highly desirable Stamford Green Conservation Area, this charming semi-detached bungalow offers a rare opportunity to embrace a peaceful, nature led lifestyle without sacrificing convenience.

Set opposite the open expanse of Epsom Common, with uninterrupted views of the nature reserve only moments away, this home enjoys one of the most sought after locations in the area where woodland walks, wildlife, and village charm are quite literally on your doorstep.

The property is offered to the market with no onward chain, and has been freshly redecorated throughout, creating a beautifully presented blank canvas for the next owner. Whether you're looking to downsize



without compromise, step onto the property ladder, or simply enjoy a setting that balances rural tranquillity with urban accessibility, this home ticks every box.

Step inside and you'll immediately feel the welcoming atmosphere and natural light that flows throughout the home. The accommodation includes a spacious reception room with a feature fireplace, a bright kitchen/breakfast room with vaulted ceiling creating a greater sense of space, two double bedrooms, and a well-appointed bathroom all thoughtfully laid out and filled with potential.

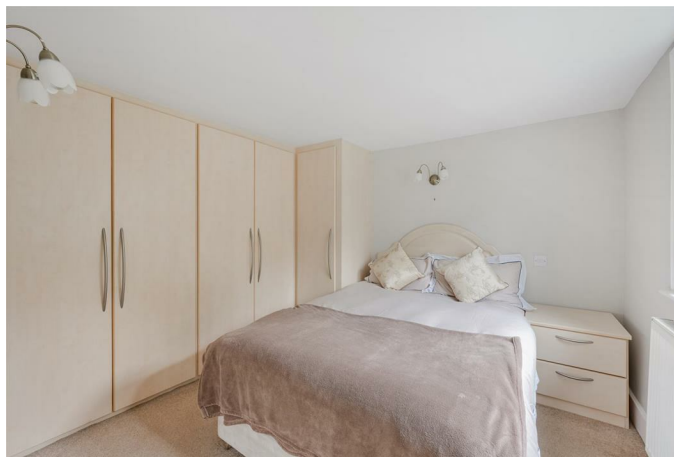
One of the real highlights is the enchanting cottage style garden. A private, sun-soaked retreat that perfectly complements the home's serene surroundings. With its winding paths, mature planting, and secluded seating areas, it's the ideal spot to enjoy

a morning coffee, entertain friends, or simply relax and listen to birdsong.

Living here means becoming part of a close knit community surrounded by the natural beauty of Stamford Green. Enjoy strolls around the duck pond, discover hidden bridleways through ancient woodland, or unwind at one of the two charming local pubs just a short walk away.

Despite the peaceful setting, you're just a 12 minute walk from Epsom town centre and its mainline station, with direct links into London. Highly regarded primary and secondary schools, Horton Country Park, and the David Lloyd leisure centre are also within easy reach making this an exceptional location that blends countryside calm with everyday convenience.

Tax Band: D
Tenure: Freehold



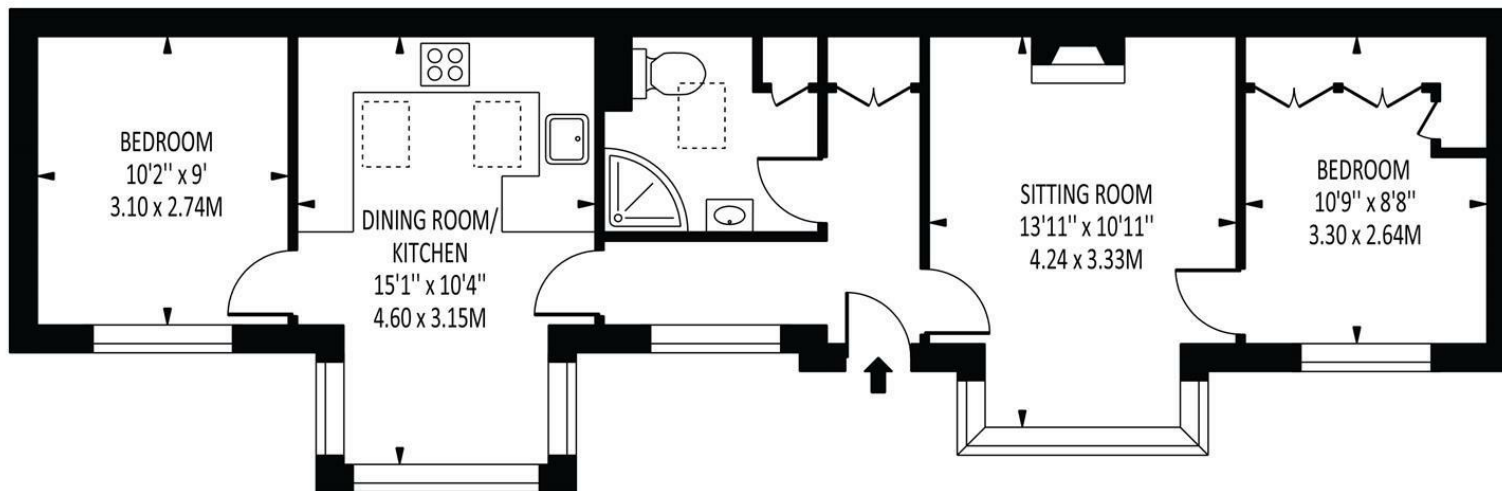


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Total Area: 592 SQ FT • 55.00 SQ M



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		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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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