



Eastdean Avenue, Epsom

The **PERSONAL** Agent

# £500,000

## Freehold

- No ongoing chain
- Semi-detached bungalow
- Conservation area
- Secluded Easterly garden
- Tandem garage/workshop & driveway
- Two bedrooms
- Two generous reception rooms
- 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 larger than average 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 over 40 years, the property would suit young families and downsizers alike who are looking to enjoy the convenience of the location, just moments from the town centre, the tranquillity of the conservation area, and for the 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 an extended dining room with direct access on to the rear garden, kitchen and main 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 Easterly 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 tandem garage/workshop 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





Approximate Gross Internal Area = 75.8 sq m / 816 sq ft  
 Garage = 26.6 sq m / 286 sq ft  
 Total = 102.4 sq m / 1102 sq ft

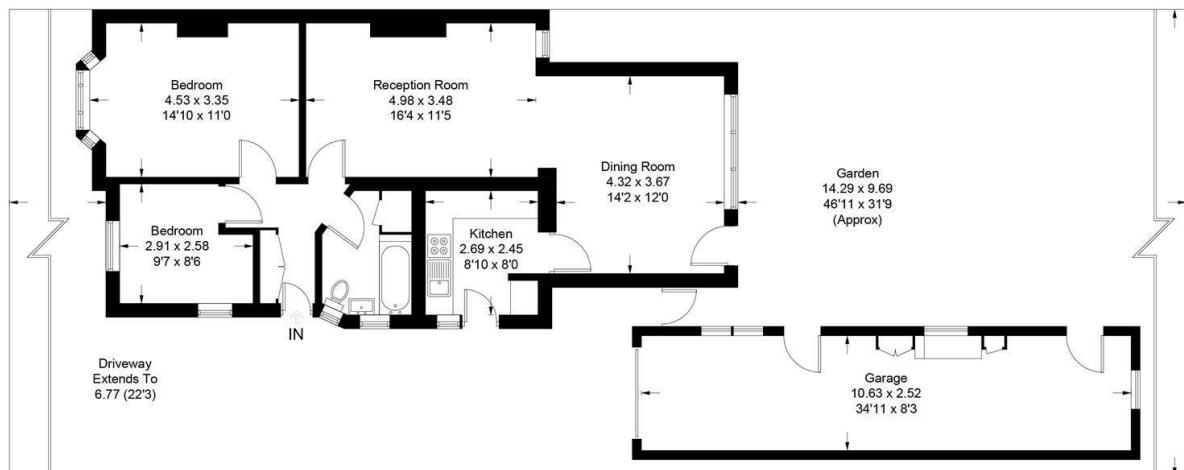


Illustration for identification purposes only, measurements are approximate,  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 any 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.

