



Oakmead Green, Epsom

The **PERSONAL** Agent

Guide Price £220,000

Leasehold

- Over 60's retirement development
- No onward chain
- Secluded cul-de-sac with communal gardens
- One double bedroom
- Semi-detached bungalow
- 17ft living room with doors to patio
- Generous kitchen with door to patio
- Private Westerly facing patio
- Viewing essential to appreciate position



Tucked away on the periphery 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 semi-detached bungalow is offered in good decorative order and has no onward chain.

The property, which 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.

The property offers a spacious 17 ft x 11 ft living/dining room, with doors to a private westerly-facing patio, a fitted kitchen (including all appliances and a washer dryer), a bathroom suite and a generous double bedroom. The layout is well-balanced and offers the flexibility to make this home your own. Residents only parking spaces are right opposite the property and also throughout the development. The property is double glazed throughout and pets are permitted at this development.

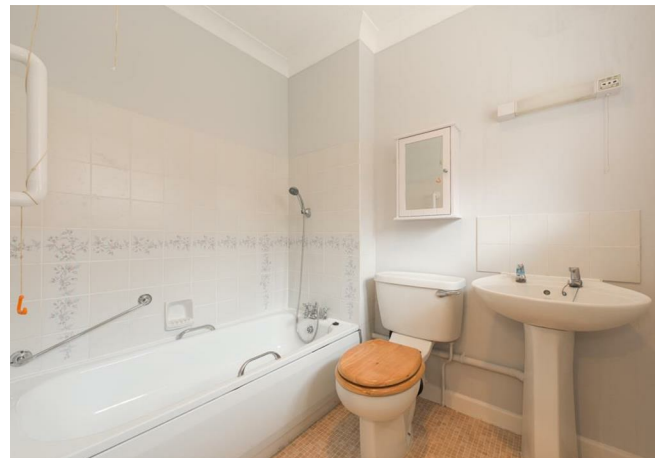
This bungalow offers a private setting, with the additional benefits of communal facilities, attractive gardens, an active social scene, an onsite warden and a guest flat available for occasional use. The communal areas include laundry facilities and a residents' lounge that has regular activities and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

This is a rare opportunity to secure one of the prime properties in the highly sought-after retirement development of Oakmead Green.

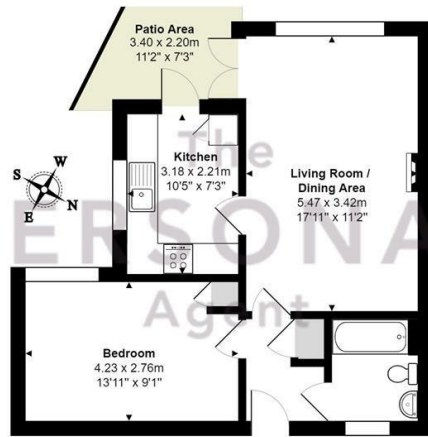
If you are considering making a downsize move we would recommend that you view this property. Such is the rarity of this opportunity we are inviting applicants to lodge their immediate interest, at which point we will arrange your private showing. We are able to offer covid safe viewings (the property is currently unoccupied), with appropriate social distancing.

Tenure - Leasehold
Length of lease (years remaining) - 89
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2208.00
Council tax band -

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.







Ground Floor

Oakmead Green, Epsom

Total Area: 46.3 m² ... 498 ft²

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The
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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	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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