



Oakmead Green, Epsom

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- Over 60's retirement development
- No onward chain
- Two well proportioned bedrooms
- Large living/dining room
- Modern shower room
- Recently decorated
- Private patio
- Off street parking
- Double glazing

Nestled in the serene Oakmead Green of Epsom, this charming semi detached bungalow offers a tranquil retreat within a sought after over 60's retirement development. Boasting reception room, two bedrooms, and a bathroom across 642 sq ft, this property is ideal for those seeking peace and comfort.

Situated in a secluded cul de sac, this bungalow provides a sense of privacy and security, perfect for enjoying the nearby natural beauty of Ashted Common, Epsom Common, and Stamford Green conservation area. The south facing private patio and garden offer a delightful spot to relax and unwind, with no chain for a hassle-free move.

The property has recently been enhanced with new flooring and fresh décor throughout and, in our opinion, presents a wonderful home that must be



viewed to be fully appreciated.

Internally, the accommodation begins with an enclosed porch leading into a bright and spacious lounge, featuring sliding doors that open onto a private rear garden complete with a patio area.

The bungalow also offers a modern galley style kitchen, two well proportioned and light filled bedrooms, and a contemporary shower room. Further benefits include an allocated parking space.

Offering ample internal storage throughout, the property has also been upgraded with modern electric heaters, providing improved comfort and efficiency.

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) - 136

Annual ground rent amount (£) - included in service charge

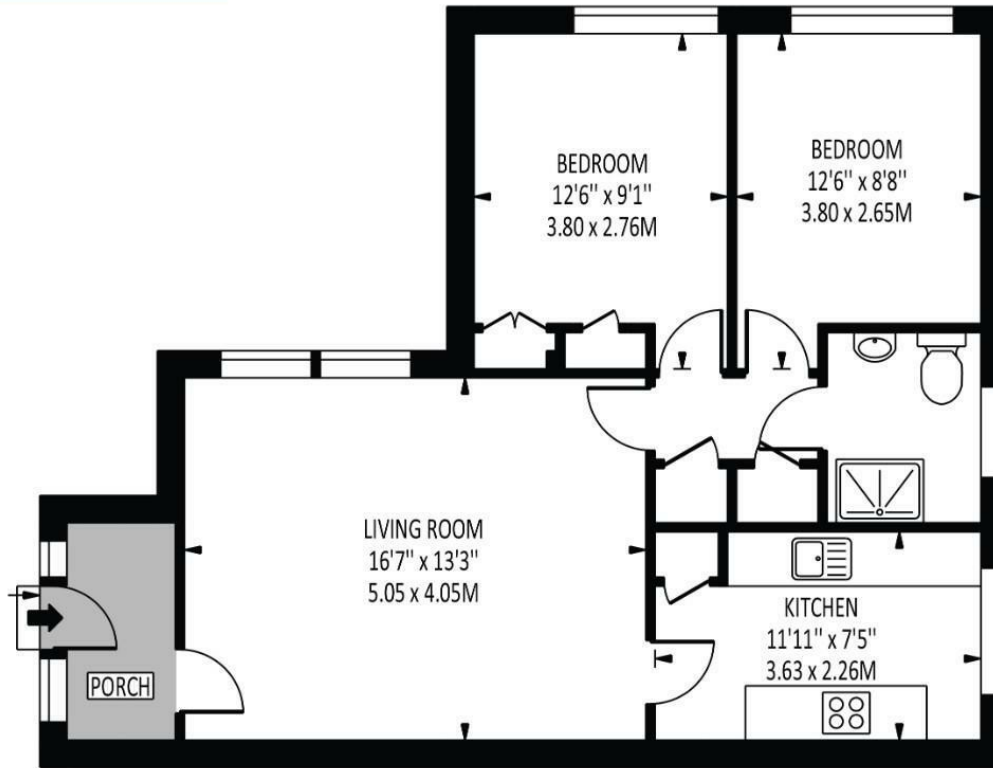
Annual service charge amount (£) - 3,803.04

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.







GROUND FLOOR

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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