



Parklawn Avenue, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- No onward chain and move in ready
- Recently redecorated throughout
- Stylish glass balustrade staircase
- Bay fronted cosy living room space
- Modern kitchen with breakfast bar
- Quality integrated kitchen appliances
- Flexible breakfast/playroom space
- Approx. 90ft private rear garden
- Detached garden office or studio
- Walk to Stamford Green, schools & station

Situated within one of Epsom's most sought after residential roads, on the doorstep of the picturesque Stamford Green conservation area, this beautifully presented semi detached family home is offered to the market with no onward chain and enjoys recently redecorated accommodation throughout, complemented by updated carpets and stylish finishing touches.

Parklawn Avenue enjoys a particularly special setting, perfectly balancing the convenience of town centre living with immediate access to some of the area's finest open spaces. Stamford Green itself is just moments away, with its charming village feel, duck pond and popular public house, whilst the ancient woodland of Epsom Common and Horton Country Park provide miles of scenic walking, cycling and bridle paths.

Despite this peaceful setting, Epsom town centre and railway station remain within easy walking distance, offering excellent transport links into London alongside a wide selection of shops, restaurants, bars and leisure facilities.



The property provides bright, well balanced and flexible living space, ideal for modern family life. A welcoming entrance hall immediately sets the tone, enhanced by a contemporary glass balustrade staircase that creates a striking first impression. To the front of the property is a cosy bay fronted living room, offering an inviting retreat with plenty of natural light.

Undoubtedly the heart of the home is the centrally positioned kitchen/breakfast room, thoughtfully designed with a breakfast bar, modern fitted units and quality integrated appliances, creating a superb social and entertaining space. A further separate breakfast room provides excellent versatility and could equally serve as a playroom, family room or study depending on individual requirements.

To the first floor are three well proportioned bedrooms alongside a smart and stylish family bathroom.

Outside, the property continues to impress with a private brick block driveway area to the front, in addition to a shared side

driveway leading to a garage. The generous rear garden extends to approximately 90ft and enjoys a good degree of privacy, whilst a substantial detached garden outbuilding offers fantastic potential as a work from home office, gym, studio or children's den.

The location is also ideal for families, with a number of highly regarded local schools nearby, as well as excellent leisure amenities including David Lloyd Health & Fitness Club. Homes in this part of Parklawn Avenue are always highly prized thanks to the unique combination of greenery, community feel and accessibility that the area offers.

Tenure- Freehold
Council tax band - E

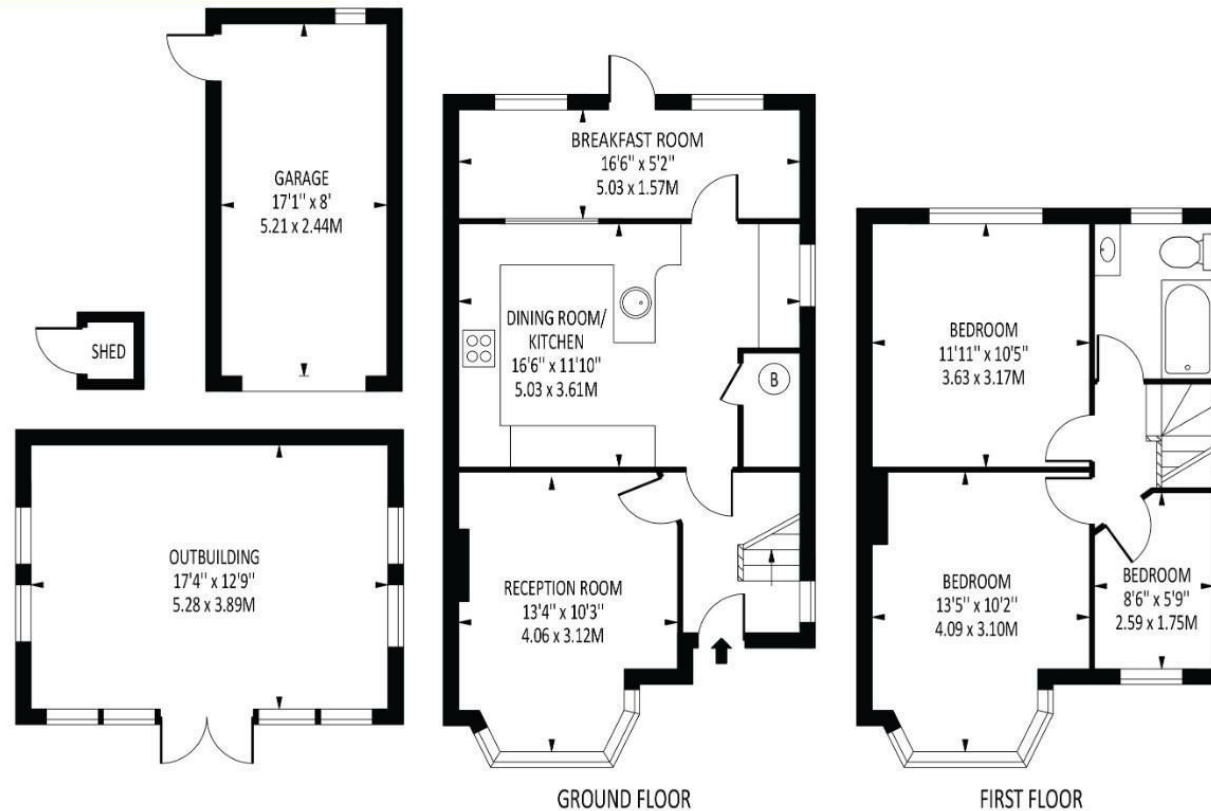




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Parklawn Avenue

Total Area: 1204 SQ FT • 111.84 SQ M
(Including Garage, Outbuilding & Excluding Shed)
Garage Area : 137 SQ FT • 12.71 SQ M
Outbuilding Area : 221 SQ FT • 20.54 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
England & Wales		EU Directive 2002/91/EC

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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.

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 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

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

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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