



Parklawn Avenue, Epsom

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- Three spacious bedrooms
- Living room, dining room & study
- Modern fitted kitchen
- Family bathroom and second separate W.C
- Private driveway & garage
- Walk to Town & Station
- Excellent school catchment
- Secluded Easterly rear garden
- Presented in excellent order throughout
- Early viewing strongly advised

The Personal Agent are proud to present this spacious semi-detached family home located in a highly desirable road close to Stamford Green Conservation area yet within easy walking distance of Epsom town centre and railway station.

The property benefits from well presented, flexible and spacious accommodation that has been sympathetically updated and enjoys an excellent position within the road itself, with an easterly facing secluded rear garden and a garage/workshop with ample private parking to the front too.

Set on the periphery of the Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park and Ashted Common. Approximately 150 metres from the property is the picturesque green, duck pond and the public house, with the town centre and railway station just a ten minute walk away it is hard to imagine a better located home.



The property provides generous and well balanced accommodation throughout with three reception rooms comprising a living room with bay window, dual aspect study and a dining room that opens and flows into the modern fitted kitchen, that helps provide an excellent entertaining space with direct access to the garden and an abundance of natural light.

The first floor benefits from three very well proportioned double bedrooms and a spacious four modern family bathroom and a second separate W.C. Further noteworthy points to mention include a secluded and mature rear garden, private driveway with ample parking and a detached garage/store.

Parklawn Avenue enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre and railway station. Ideally located for the picturesque Stamford Green, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths.

The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school and Rosebery girls school. There are excellent transport links at Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge.

Tenure - Freehold
Council tax band - F

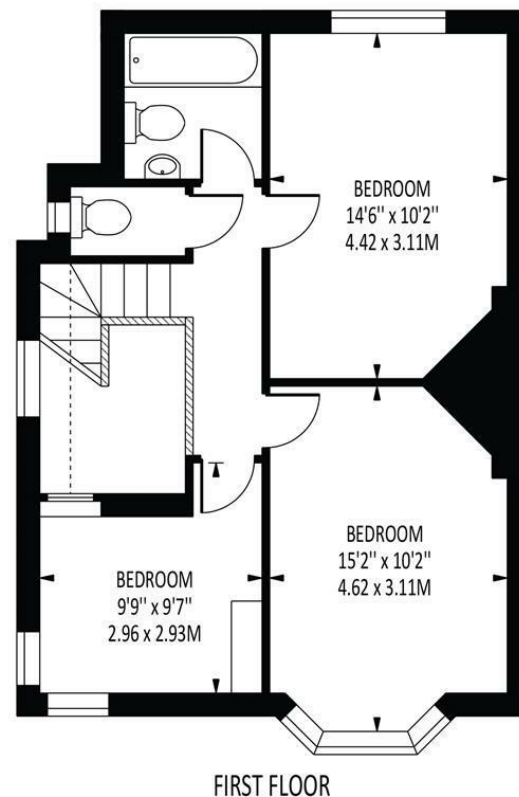
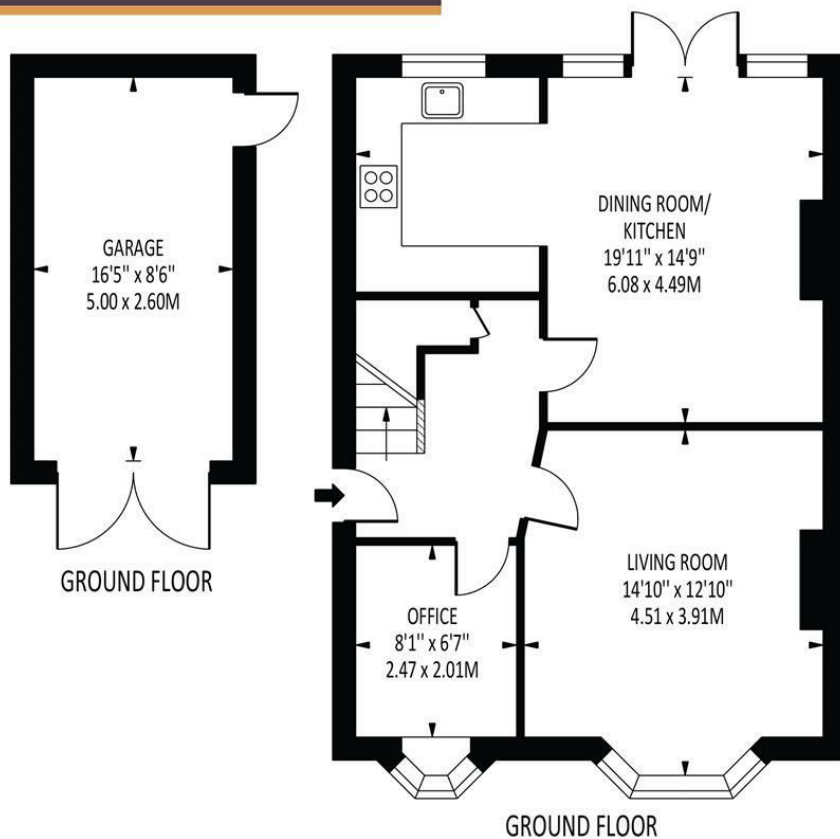




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Total Area: 1259 SQ FT • 116.96 SQ M
(Including Garage)
Garage Area : 140 SQ FT • 13.00 SQ M



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		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		
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
01373 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01373 814 900

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

The
PERSONAL
Agent

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



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