



Windmill Lane, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Prime Wallace Fields residential location
- Outstanding local infant and junior schools
- No onward chain
- Generous 0.15 acre plot
- 1251 sq. ft. detached three bedroom home
- Huge scope to extend and modernise (STPP)
- Secluded rear garden
- Double length garage with driveway for several cars
- Close to Alexandra Park and town amenities
- Catchment for Glyn and Rosebery secondary

Set within one of Epsom's most highly regarded residential locations, this detached family home represents a rare chance to secure a property on a substantial 0.15 acre plot with no chain. Offering over 1250 sq. ft. of existing accommodation, this fine property also offers potential buyers the opportunity to improve and upgrade within this coveted area of Epsom. With the scope to remodel, update and extend (subject to planning consents), the potential here is both significant and exciting. Likewise, the existing configuration works extremely well for a growing family

The property enjoys a prime position in the heart of Wallace Fields, an address that remains one of the most desirable and rarely available parts of Epsom. It is just a short walk from Wallace Fields Infant and Junior Schools, both rated 'Outstanding' by Ofsted, and also falls within catchment for the highly regarded Glyn and Rosebery secondary schools. For families prioritising education, this is an unrivalled location. Commuters too are well served, with both Epsom and East Ewell stations within easy reach, offering direct links to London Victoria, Waterloo and London Bridge.

Lived in by the previous owner for over 40 years and purchased for its exceptional setting and school catchments, this detached property now awaits new owners ready to unlock its full potential. The combination of a sought after location, generous plot and versatile layout makes this a compelling



choice for those looking to design and tailor a home to their exact needs.

The house occupies a bold 0.15 acre plot, with a wide frontage that enhances its sense of presence. The rear garden is both private and secluded and really is a tranquil haven ideal for family life. To the front, a large driveway and double garage offer excellent parking and storage, while also presenting one of the most exciting aspects of this home: the possibility to significantly extend.

Internally, the property offers generously proportioned and versatile accommodation, with a well-considered layout that provides plenty of space for both everyday family life and entertaining. A welcoming entrance hall sets the tone upon arrival and leads through to the impressive 23ft x 18ft L-shaped living/dining room, a particularly spacious and versatile area that provides ample room for both comfortable seating and a dedicated dining space.

The kitchen is well equipped with plenty of worktop and storage space, offering an excellent opportunity for the new owners to enjoy as it is or personalise to their own taste. The accommodation is further complemented by three well-proportioned bedrooms, a family bathroom and a separate WC. Completing the ground floor is the attached double-length garage, providing an excellent amount of secure storage and practical space, with the

potential to accommodate vehicles, recreational equipment or a range of other household needs.

Beyond the house itself, the lifestyle on offer is equally compelling. Alexandra Park lies just 320 metres away, providing tennis courts, football pitches, a children's playground, and a popular café. Epsom High Street, with its variety of shops, restaurants, theatre and leisure facilities, is also within easy reach, while the open expanse of Epsom Downs and the world-famous Derby bring a wealth of green space and tradition to your doorstep. With the M25 close by and both Heathrow and Gatwick easily accessible, this property offers an exceptional balance of convenience, community and opportunity, making it a truly rare and special find.

Tenure- Freehold
Council tax band- F



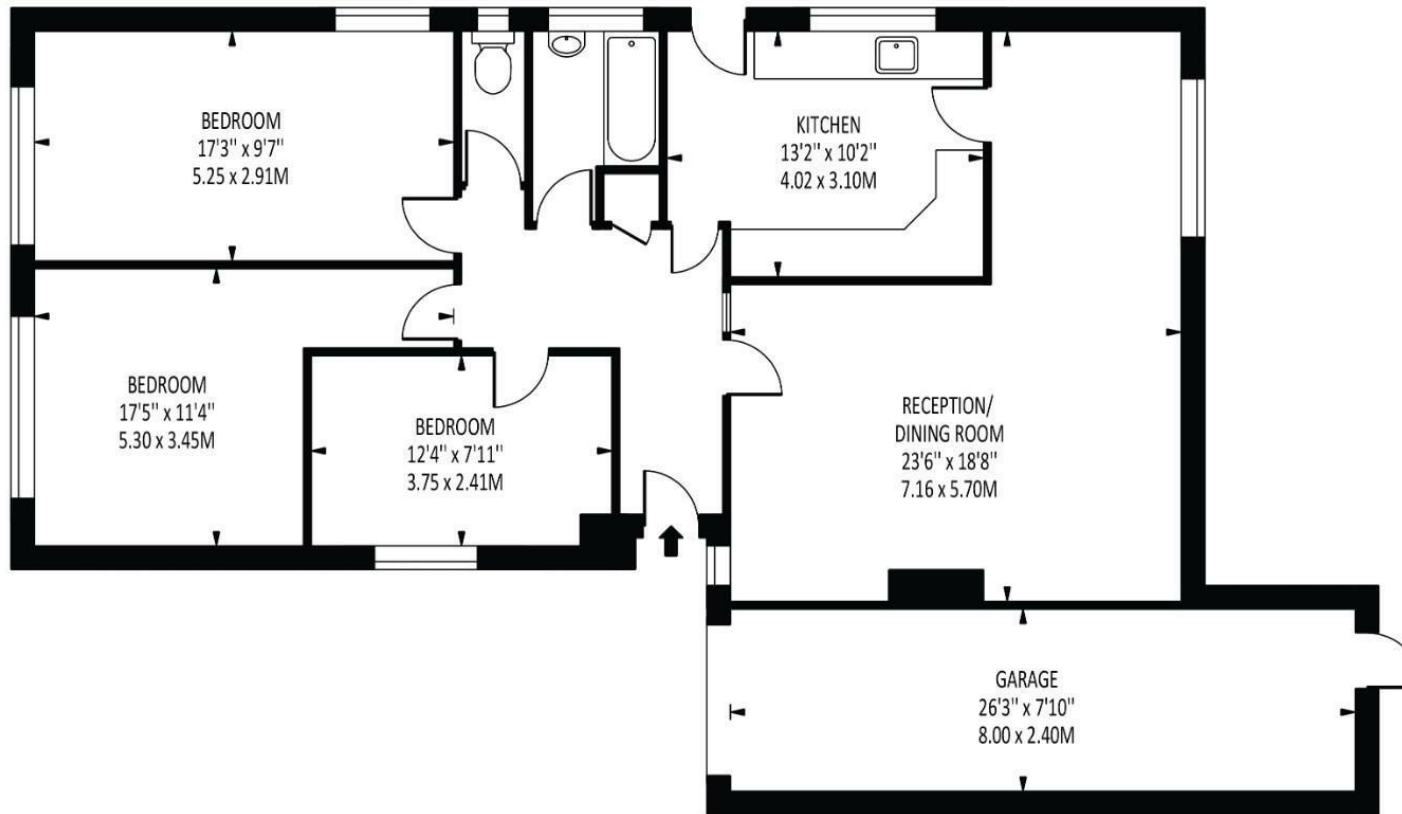


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Windmill Lane

Total Area: 1251 SQ FT • 116.22 SQ M
(Including Garage)
Garage Area : 207 SQ FT • 19.20 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	83
England & Wales		
EU Directive 2002/91/EC		

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