



Chuters Grove, Epsom

The **PERSONAL** Agent

Offers In Excess Of £400,000 Freehold

- No ongoing chain
- Semi-detached bungalow
- Sought after cul de sac
- Desirable Wallace Fields location
- Outstanding school catchment
- Huge scope for modernisation
- 32ft x 32ft secluded rear garden
- Driveway with Garage
- Call to register your interest

*** OFFERS CURRENTLY UNDER CONSIDERATION ***

Located within a sought after cul-de sac in the highly desirable Wallace Fields area of Epsom, this deceptively spacious semi-detached bungalow is offered for sale requiring modernisation and refurbishment throughout.

CASH PURCHASERS ONLY!

***** A recent structural engineers report has revealed significant cracks within the property that require monitoring and in our experience it may not be possible to obtain a mortgage on this property *****

Rarely available the bungalow presents a superb opportunity to put your own stamp on a property and is within a few minutes walk of the coveted Wallace Fields infant & junior school.

Offering well balanced accommodation with huge scope for a significant extension and refurbishment program, the plot truly has great longevity for a buyer wanting to customise and create their dream home.

Situated just a short distance from Ewell Village & Epsom High Street (both with their respective railway stations) it also benefits from easy access to Alexandra Park and is positioned at the head of the cul de sac, offering a very private and secluded plot.



If you are looking for a home with potential, then this could be the perfect property to create a footprint ideal for entertaining friends or family.

Having been much loved for nearly 40 years by the current family this superb semi detached bungalow also benefits from a truly secluded rear garden measuring 32ft x 32ft with driveway and garage to the front.

Whilst it is undeniable that the property requires significant improvement, we believe this fine semi detached home offers the perfect opportunity for a new owner to improve and customise to their individual taste. The property offers huge scope to extend STPP and should be viewed to fully appreciate it's potential.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

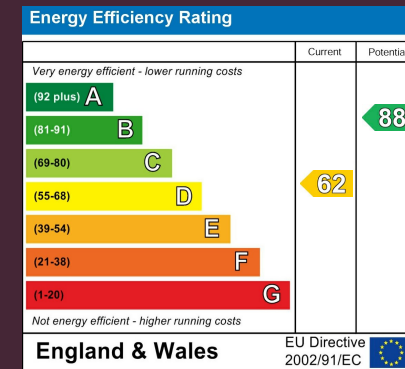
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - D







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