



Eastdean Avenue, Epsom

The PERSONAL Agent

# Guide Price £575,000

## Freehold

- Prime Stamford Green Conservation location
- Rare chance to fully refurbish & extend
- No onward chain — ready for transformation
- Scope to extend to the rear & loft (STPP)
- Three bedrooms & two spacious receptions
- 67ft South-westerly facing rear garden
- Detached garage/workshop plus driveway
- Potential for extra off-street parking
- Catchment for highly regarded schools
- Close to Epsom town, station & open green

Situated on a highly desirable road on the periphery of the Stamford Green Conservation Area, this attractive semi-detached home presents a rare and exciting opportunity for those looking to modernise, extend, and create their dream family home.

Offered to the market with no onward chain, the property offers immense scope to customise, update, and upgrade throughout.

Although the house now requires full refurbishment, the generous plot and setting mean the potential is outstanding. There is the



possibility to significantly extend to the rear, and into the loft (STPP), mirroring many neighbouring homes that have already been transformed.

Currently arranged with three bedrooms, two reception rooms, conservatory/sun room, a separate kitchen, and a family bathroom suite, the property offers a solid foundation for buyers with vision and creativity.

Outside, the secluded 67ft south-westerly facing rear garden enjoys a particularly desirable aspect, ideal for landscaping or outdoor living. A shared driveway leads to a detached garage/workshop, while the front garden could be converted into additional driveway parking for two cars.

Homes on Eastdean Avenue offering this much potential for renovation and personalisation seldom come to the market. The location is superb — within easy reach of Epsom town centre, mainline station (serving London Waterloo and Victoria), and the beautiful Stamford Green Conservation Area.

Families will appreciate the proximity to Stamford Green Primary School and a choice of outstanding secondary schools, as well as the open spaces of Epsom Common, Horton Country Park, and Epsom Downs Racecourse.

Tenure: Freehold  
Council Tax Band: E

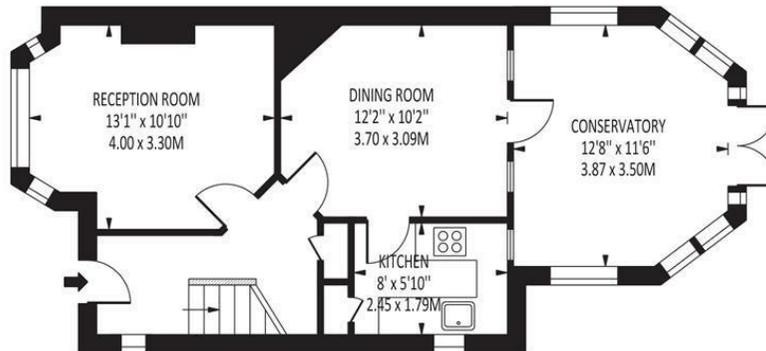
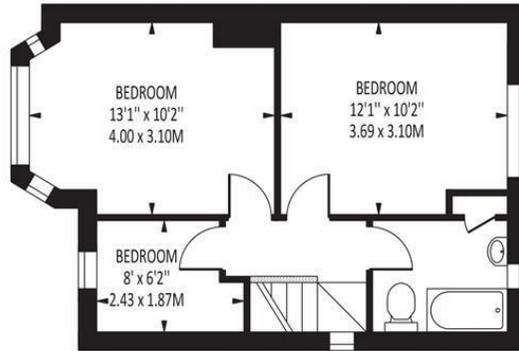




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**Eastdean Avenue**  
Total Area: 918 SQ FT • 85.30 SQ M



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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | <b>77</b> |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  | <b>35</b>               |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

