

Parklawn Avenue, Epsom

The PERSONAL Agent

Offers In Excess Of £550,000

Freehold

- Three bedroom semi detached home
- South Easterly facing garden
- Off street parking
- Two reception rooms
- Sun lounge
- Catchment for highly regarded schools
- Scope to extend to the rear & loft (STPP)
- Detached garage/workshop
- Prime Stamford Green Conservation location



Enjoying a sought-after position on the edge of the Stamford Green Conservation Area, this charming semi-detached home offers an exceptional opportunity to create a bespoke family residence in one of the area's most desirable locations.

Available with the vendor already suited, the property provides fantastic potential for buyers looking to update, remodel and enhance the home to suit their own style and requirements. While it would benefit from modernisation throughout, the generous plot and excellent setting provide the perfect foundation for a comprehensive renovation.

There is also considerable scope to extend the accommodation to the rear and convert the loft, subject to the necessary planning permissions. Many neighbouring properties have already been successfully enlarged and transformed, highlighting the exciting potential this home offers.

The current layout provides well-balanced accommodation comprising three bedrooms, a bay-fronted reception room, separate dining room opening into a sun lounge, fitted kitchen with integrated hob and a first-floor family bathroom. Offering a genuine blank canvas, the property presents an exciting opportunity to reimagine and enhance the space to suit modern family living.

Outside, the private south-easterly facing rear garden enjoys a wonderfully secluded setting and offers excellent potential to create an impressive outdoor entertaining space. To the front, a private driveway provides off-street parking and leads to a detached garage/workshop, adding further versatility.

Properties on Parklawn Avenue offering such outstanding scope to modernise, extend and add value are rarely available. The home is perfectly positioned just a short distance from Epsom town centre, mainline railway station with regular services to London Waterloo and Victoria, and the picturesque open spaces of the Stamford Green Conservation Area.

Stamford Green in Epsom is a quintessentially English, leafy conservation area framed by the tranquil beauty of Epsom Common. Centred around a charming green and pond, the area is characterised by attractive period cottages, mature woodland and scenic bridle paths, creating a wonderful sense of countryside calm just minutes from the town centre.

Families are particularly drawn to Stamford Green for its excellent schooling options. Stamford Green Primary School is highly regarded, while nearby secondary schools including Rosebery School and Blenheim High School provide strong education choices. Independent schools such as Epsom College and Kingswood House are also within easy reach.

The location combines tranquillity with excellent connectivity. Epsom town centre is just a short walk or drive, offering shops, cafés, restaurants, Epsom Playhouse and leisure facilities including the Rainbow Leisure Centre and David Lloyd. Epsom railway station provides direct services into London, while the M25 is easily accessible by road. Heathrow and Gatwick airports are both approximately 30–40 minutes away, making this an exceptionally well-connected place to call home.

Tenure - Freehold
Council tax band- E

















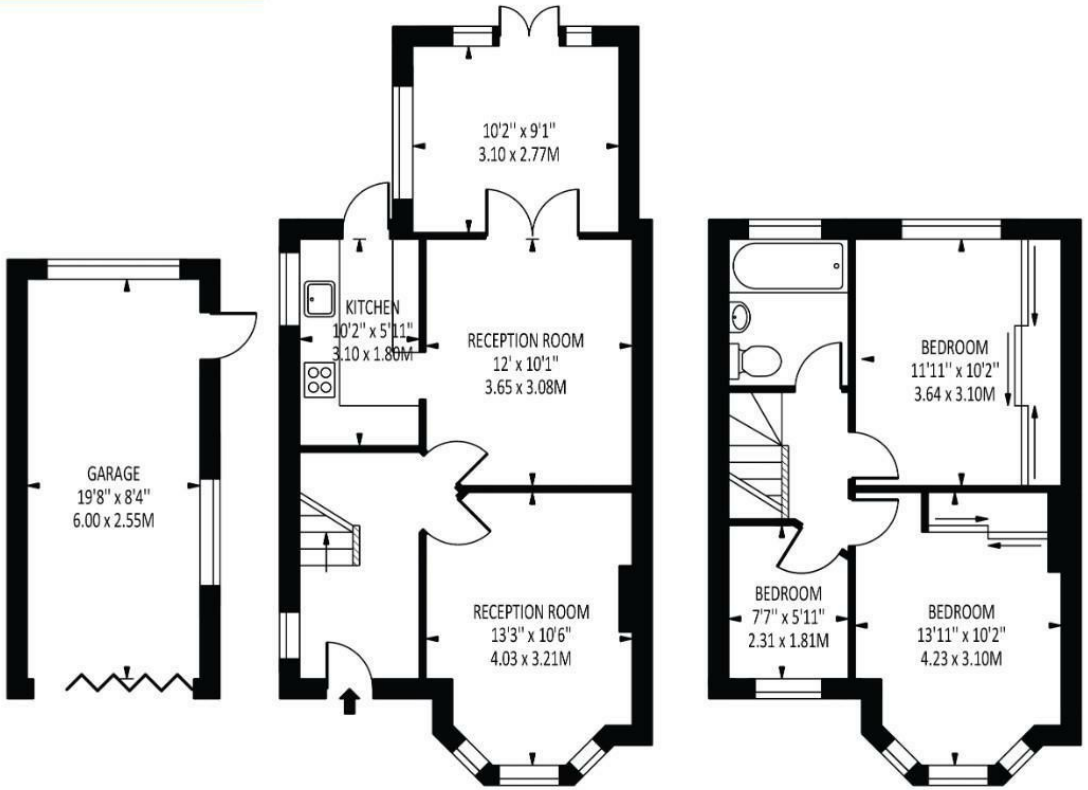


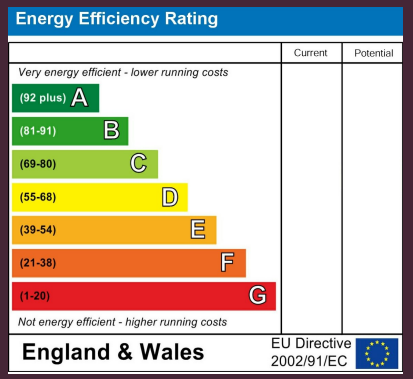


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Parklawn Avenue

Total Area: 1035 SQ FT • 96.11 SQ M
(Including Garage)
Garage Area : 165 SQ FT • 15.30 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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