



Eastdean Avenue, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £775,000 Freehold

- Cleverly extended family home
- Three double bedrooms
- Stunning kitchen/dining/conservatory
- Separate living room
- Study/home office/bedroom four
- Ensuite shower room to main bedroom
- Private rear garden
- No Onward Chain
- Short walk to town & station
- Excellent school catchment

Set within this highly requested road that is just moments from the Stamford Green conservation area, The Personal Agent are proud to present this attractive and cleverly extended semi-detached family home.

The property is located within easy walking distance of Epsom Town Centre and railway station, not forgetting a fantastic choice of local schools.

The property benefits from extremely flexible, well presented, and spacious accommodation along with a secluded rear garden. Our client has created a truly stunning family home with a number of outstanding features, including the off street parking to the front that provides ample space for two cars and the fantastic pergola which makes a fantastic space for socialising.



Stepping through the front door into the double height entrance hall, the great feel of this home is immediately apparent, as is the flexible nature of the accommodation and amount of natural light. The bay fronted living room provides the perfect area to relax in, whilst the extended open plan kitchen/dining/family room provides a real 'wow' factor. This bright and spacious room overlooks and opens onto the garden, making it the perfect entertaining space.

The ground floor is completed by the study which is a good size and could also be utilised as a fourth bedroom. Upstairs there are three excellently proportioned double bedrooms, with the principal bedroom enjoying a modern ensuite shower room. In addition there is a further modern family bathroom which is a great size and serves the remaining bedrooms and ample built in storage throughout the first floor.

Eastdean Avenue is a highly sought-after and rarely available road located on the West side of Epsom. It is situated within close proximity of Epsom town Centre with its comprehensive range of shopping facilities, but also only a short walk from the open spaces of the Stamford Green conservation area and ancient woodland, providing a perfect balance between town and country living.

The area is very well served by trains from Epsom to London Bridge, London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.

Sole agent. Call to view.

Tenure - Freehold  
Council tax band - E









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## Eastdean Avenue



Total Area: 1515 SQ FT • 140.75 SQ M  
(Including Garage)  
Garage Area : 158 SQ FT • 14.64 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	73
England & Wales		
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.



