



The Rise, Epsom

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- No onward chain
- Detached bungalow
- Huge potential to improve/extend (STPP)
- Two double bedrooms
- Three reception rooms
- Generous kitchen
- Conservatory
- Two shower rooms
- Private 100ft South Westerly garden
- Garage and driveway

Located within the heart of Ewell Village, The Personal Agent are pleased to present this charming detached bungalow that has been a much loved home for thirty five years and is now offered to the market with potential to improve. no onward chain.

The property itself provides huge scope to improve and put your own stamp on. When you couple the blank canvas that it provides alongside the practicality of the location, finding a home with this much potential will be a very difficult task indeed.

The property also enjoys a deceptively spacious feel throughout and is offered with no onward chain.

Internally there are two very well proportioned reception rooms to the front, a further generous living/dining room with doors opening to the



conservatory, kitchen with lots of storage solutions, a rear bedroom and a modern shower room. The ground floor is completed by a useful W.C. Upstairs is the second bedroom with shower room and eaves storage.

Further features to note include a 15ft garage, secure and private South Westerly 100 ft rear garden and driveway with parking to the front.

Whilst it is undeniable that the property requires full decorative updating and modernisation, it presents the perfect property to embark on as a project. Furthermore, we believe that this home offers the perfect opportunity for the new owner to extend or customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure: Freehold
Council Tax Band: E



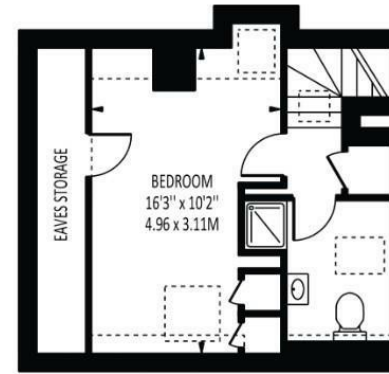
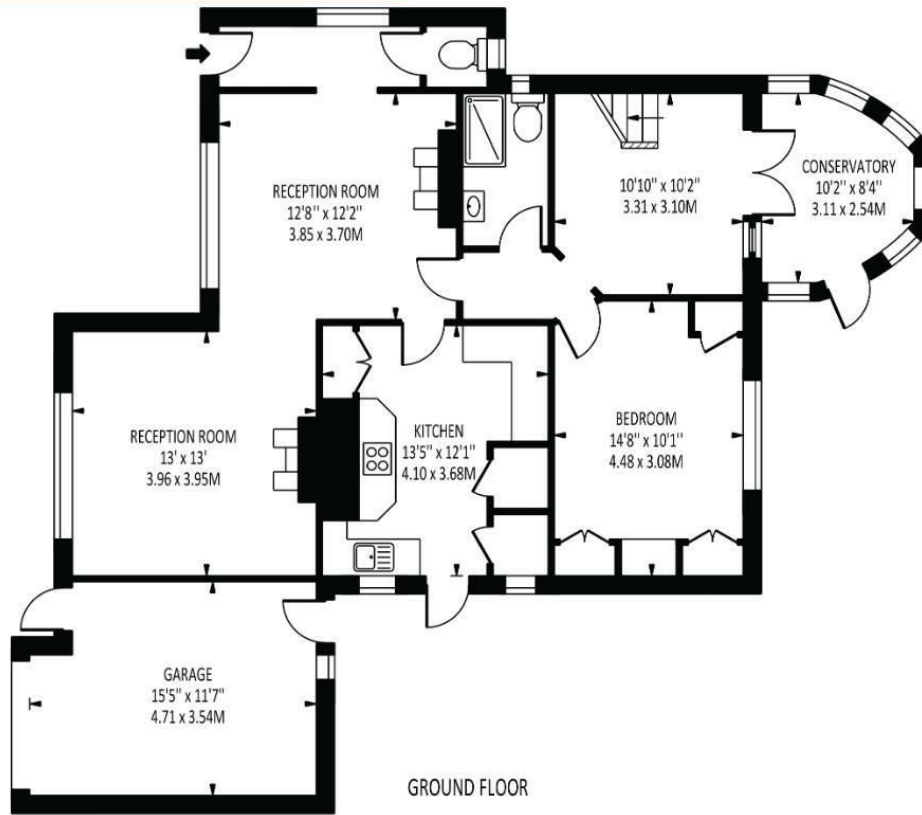


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Total Area: 1444 SQ FT • 134.13 SQ M
(Including Garage, Restricted Height Area & Eaves Storage)
Garage Area : 168 SQ FT • 15.61 SQ M
Eaves Storage & Restricted Height Area : 73 SQ FT • 6.82 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only
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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.

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