



Chase Road, Epsom

The PERSONAL Agent

# Guide Price £575,000

## Freehold

- Semi-detached family home
- No ongoing chain
- Easy walk to town, station & schools
- Three well proportioned bedrooms
- Two reception rooms
- Kitchen
- Family bathroom and d/s shower room
- Off street parking
- Mature rear garden
- Scope to extend STPP

This attractive semi-detached house is set in a superb position on Chase Road and is just a short walk to Epsom town centre and the railway station, which is approximately 0.25 miles away.

Offered with no ongoing chain and enjoying a really nicely balanced layout, we believe that this character home offers a great blank canvass and the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

There is also scope to extend STPP with many direct neighbours setting the precedent for what could be achieved, and therefore we believe that the property should be viewed for what it currently is and what it could potentially be.



Chase Road is incredibly popular with a great mix of homes and is located on the periphery of the Town Centre, with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.

On the ground floor are two reception rooms both with feature fireplaces, one of which leads directly to the kitchen which makes for a superb entertaining space. The ground floor is completed by a downstairs shower room and useful understairs storage cupboard. On the first floor there are three well proportioned bedrooms serviced by a decent sized family bathroom.

Further noteworthy points include a mature rear garden with garden shed and a lean to, whilst there is also off street parking.

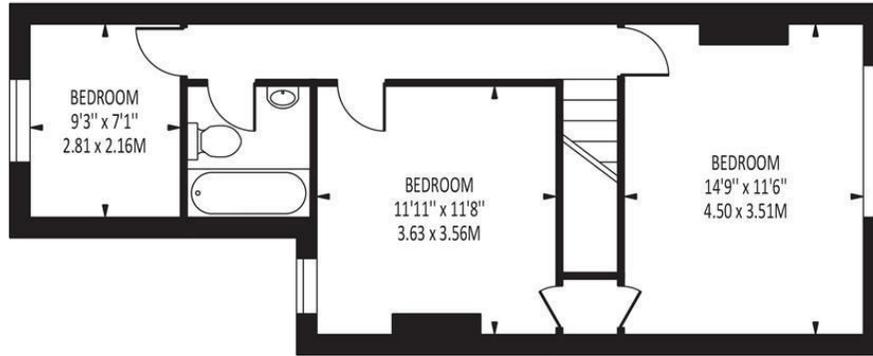
The town centre and railway station is approximately 0.25 miles away, with easy walking access to the station, which takes on average around 5 minutes.

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. 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.

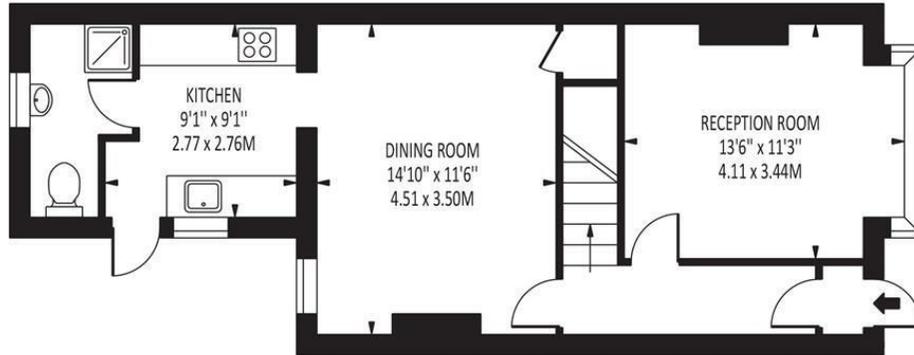
Tenure - Freehold  
Council Tax Band - E







FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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