



Burnhams Grove, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- No chain
- Five bedroom terraced house
- Fully refurbished by current owner
- Stunning kitchen with breakfast bar
- 17ft x 10ft living room
- Two bathrooms
- South facing garden with garden house
- Off street parking
- Accommodation over 1300 sq ft
- Moments from Ofsted outstanding schools

Located on a cul de sac in the heart of the highly desirable Livingstone Park less than a mile from Epsom railway station and town centre, this attractive and deceptively spacious terraced house offers flexible and bright accommodation laid out over three floors and over 1300 sq ft of space.

The property has been fully refurbished by the current owner and sits close to the surrounding parkland of the development and provides easy access to Horton Country Park, David Lloyd leisure centre and is within the catchment area of Southfield Park primary school.

Benefitting from a design that embraces modern family living but also has amazing entertaining spaces suitable for all social occasions, it would be difficult to find a better balanced and more versatile home than the one we offer here. Couple this with being just a stones throw from the bus stop and a short walk from the local Tesco express convenience store and this impressive house really caters for all needs.



The accommodation is both highly practical and bright with the ground floor comprising a truly spacious and impressive kitchen with breakfast bar, perfect for entertaining and 17ft x 10 ft reception room with French doors opening directly to the garden. The ground floor is completed by a handy W.C.

On the first floor are three well proportioned bedrooms that enjoy a huge amount of natural light and built in storage. Both bedrooms are serviced by a family bathroom with over bath shower. The top floor comprises two further bedrooms with shower room.

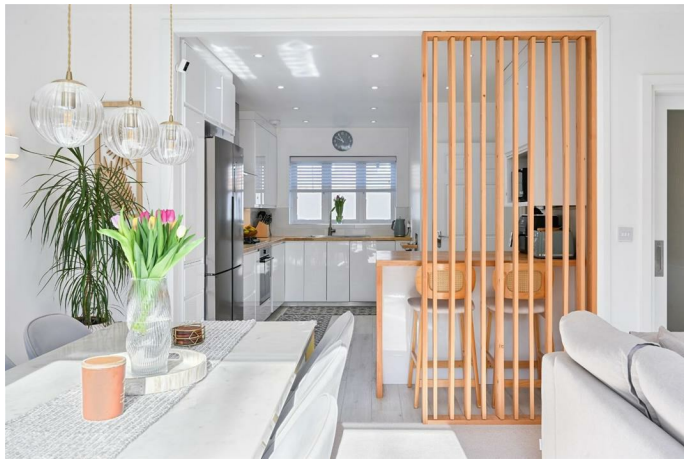
Further noteworthy points are a fully enclosed South Easterly facing rear garden with patio area perfect for entertaining and BBQ's, a garden house with separate storage and a driveway with off street parking.

Livingstone Park is a quiet and well regarded residential development, ideally located for catchment areas for Ofsted outstanding Primary and Secondary schools, and is also on the

doorstep of Horton Golf Club and Horton Country park which provide enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council tax band -D



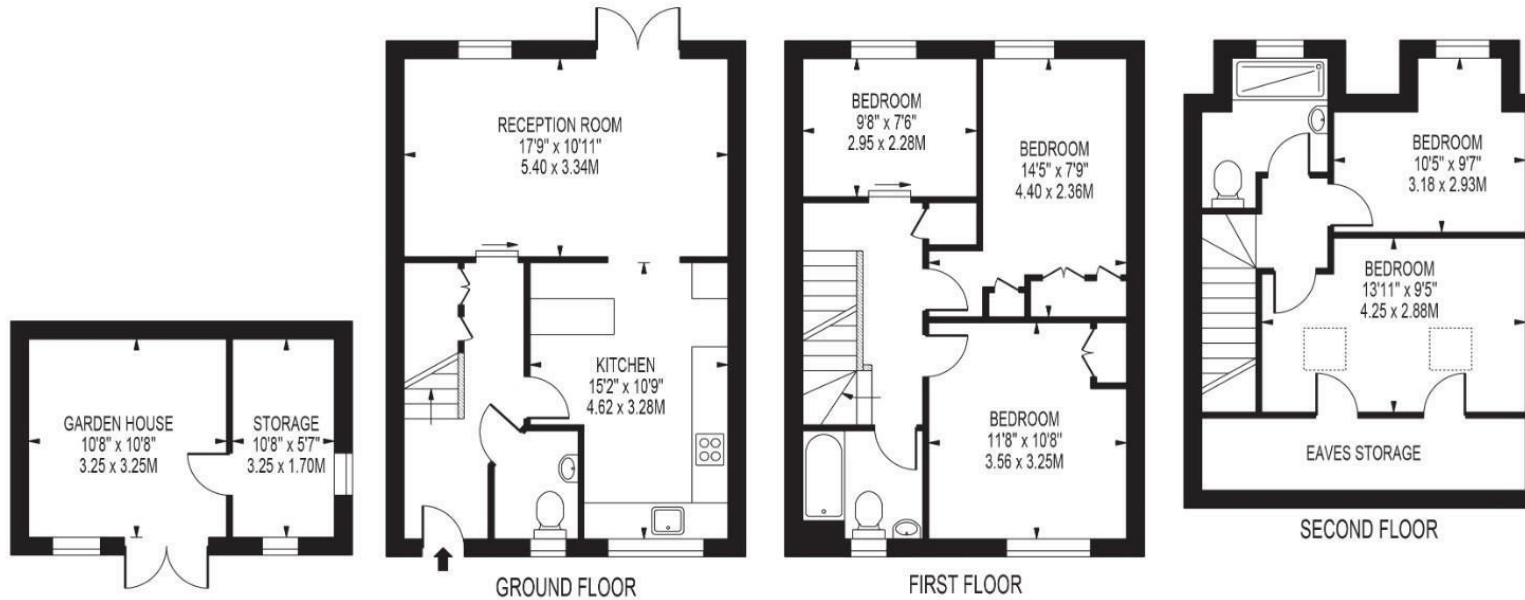


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Total Area: 1504 SQ FT • 139.72 SQ M



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) A		85
(81-91) B		
(69-80) C	76	
(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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