



Alexandra Road, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- 0.25 acre plot with exceptional potential
- 1,878 sq ft detached family home
- No onward chain and 40+ years of ownership
- Private south westerly 130ft x 55ft garden
- Spacious living room with conservatory
- Separate formal dining room for entertaining
- Four generous bedrooms including ensuite
- Close to Wallace Fields schools and Epsom College
- Huge extension potential, subject to planning permissions
- Moments from Alexandra Park & cafe

Coming to market with no onward chain and having been in the same family's ownership for over 40 years, this substantial detached family home occupies a generous 0.25-acre plot in the highly regarded College Area of Epsom. Offering 1,878 sq ft of accommodation, the property enjoys a particularly private south-westerly facing rear garden measuring approximately 130ft x 55ft.

Approached via a generous carriage driveway, the property immediately conveys a wonderful sense of space, with excellent off-street parking and a welcoming frontage. Inside, the well-proportioned accommodation offers a flexible layout ideally suited to family living. The spacious living room flows into a conservatory overlooking the garden, while a separate formal dining room provides an ideal setting for family meals and entertaining. The kitchen forms a practical everyday hub, complemented by useful utility space and a modern downstairs cloakroom.

Upstairs, the property provides four generous bedrooms, including a principal bedroom with ensuite facilities, together



with a family bathroom. The existing accommodation offers an excellent foundation for the next owners, with the scale and proportions providing considerable scope for modernisation and reconfiguration.

While the home requires general updating, this presents a fantastic opportunity to place your own stamp on a much-loved family property and create a home tailored to individual tastes. It is a property best appreciated not simply for what it is today, but for what it could become.

The exceptional plot also offers significant potential for enlargement. Subject to the necessary planning consents, there may be scope to substantially increase the size of the house, potentially almost doubling the existing accommodation, while retaining the wonderful rear garden.

Outside, the south-westerly facing garden is undoubtedly one of the property's standout features. Measuring approximately 130ft x 55ft and enjoying an unusually private aspect, it provides exceptional space for children to play, summer entertaining,

gardening or simply enjoying the peace and privacy of this wonderful setting. The combination of a substantial house, generous plot and remarkable garden creates exciting possibilities for the future.

The location is particularly well suited to families, with Alexandra Park nearby and the highly regarded Wallace Fields Infant and Junior Schools within easy reach. Epsom College is also close by, adding to the appeal for families seeking excellent educational opportunities alongside generous outdoor space.

Epsom town centre is within easy reach, offering a wide range of shops, cafés, restaurants and leisure facilities, together with the mainline railway station providing direct services into London. This exceptional combination of space, potential and convenience makes the property an exciting opportunity for a family looking to create their ideal long-term home.

Tenure - Freehold
Council Tax Band - G





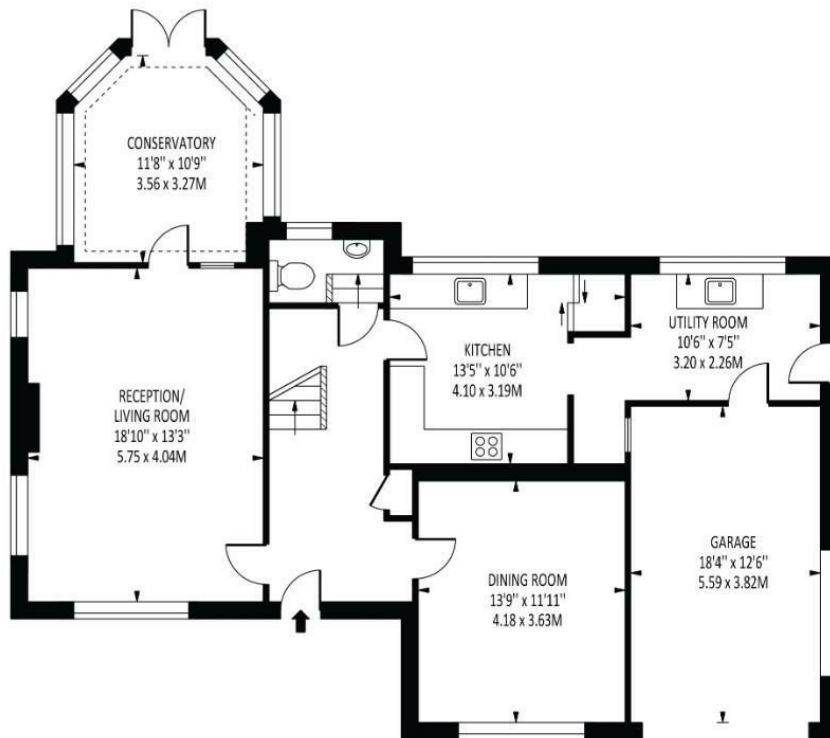
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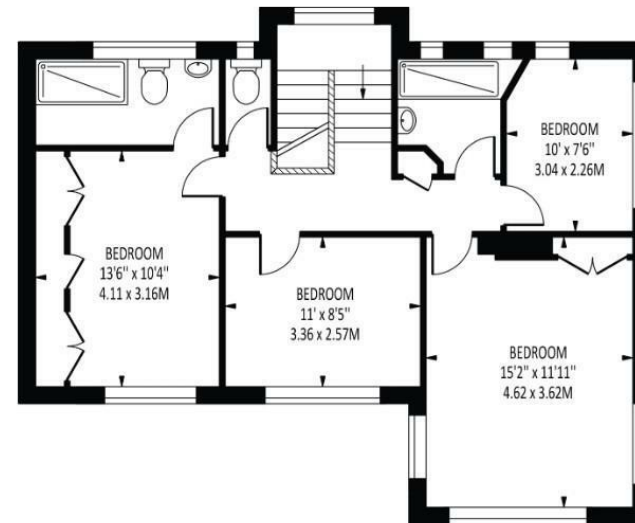
Total Area: 1878 SQ FT • 174.47 SQ M

(Including Garage)

Garage Area : 230 SQ FT • 21.35 SQ M



GROUND FLOOR



FIRST FLOOR

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		
(81-91) B		
(69-80) C		
(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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