



Avenue Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £1,000,000 Freehold

- An impressive detached family home
- Four/Five well-proportioned bedrooms
- Two/three reception rooms
- Kitchen breakfast room
- Family bathroom, ensuite and d/s shower room
- Useful utility room
- Mature and secluded garden
- Driveway with off street parking
- Planning approved for double storey extension
- Catchment of Ofsted outstanding schools

Welcome to this charming detached family home on Avenue Road, Epsom. This beautiful home is fantastically located, offering a perfect balance between town and country living, making it an ideal retreat for those seeking a peaceful yet convenient lifestyle.

Four/five bedrooms, two upstairs bathrooms, and two/three reception rooms, this property provides ample space for a growing family or those who love to entertain. The kitchen/breakfast room is a light and spacious room with plenty of storage and workspace, and there is the benefit of an additional downstairs shower room and utility room.

This home boasts a large driveway, and a 28ft x 18ft L-shaped garage, providing plenty of parking space for you and your guests. The excellent school catchment area ensures a quality education for your children, while the short walk to the town centre and the station offers easy access to all amenities and excellent transportation links.

And if you need more space, there are already plans in place and approved for a significant two storey side extension which would provide you with the ultimate longevity and flexibility. (Plans can be viewed on the council website).



Don't miss this opportunity to make this delightful property your new home, where you can enjoy the best of both worlds – with the tranquillity of the countryside on your doorstep and the convenience of urban living.

The ground floor accommodation benefits from well proportioned rooms and comprises a welcoming reception hall, large double aspect living room with an efficient log burner that really is the heart of the home that links by French doors to the patio and garden, separate double aspect playroom/dining room, kitchen/breakfast room that leads to a generous utility room, shower room and large study/fifth bedroom. The ground floor is completed by a downstairs cloakroom.

As you walk up the stairs you will see a window framing the mature rear garden which allows the light to flood in. The impressive space continues on the first floor with a 17ft x 16ft principal bedroom that enjoys ample storage, a guest bedroom with ensuite shower room, and two further bedrooms and well presented family bathroom.

The garden is a good size for a property so centrally located with incredible privacy and seclusion. The garden is mainly laid to lawn with mature trees and patio seating area, perfect for entertaining with family and friends on those long Summer evenings.

Avenue Road is highly sought after location on the South side of Epsom. It is situated within close proximity to Epsom town centre with its comprehensive range of shopping facilities, restaurants and cafes. The property is only 100m from the beautiful Rosebery Park, and nearby ancient woodland and wide open spaces.

The outside space is completed by a large driveway for multiple vehicles and a full double length garage and workshop. Planning is approved for a large two-storey extension providing huge scope for additional space. The property really does have the ultimate flexibility and longevity, so an early viewing is strongly recommended.

The property is a short walk through Rosebery Park to the high street and railway station, which is very well served by trains from Epsom to London Bridge, London Victoria and London Waterloo from as little as 36 minutes. The area has an excellent selection of local state and independent schools and colleges catering for all ages.

Tenure - Freehold  
Council tax band - f

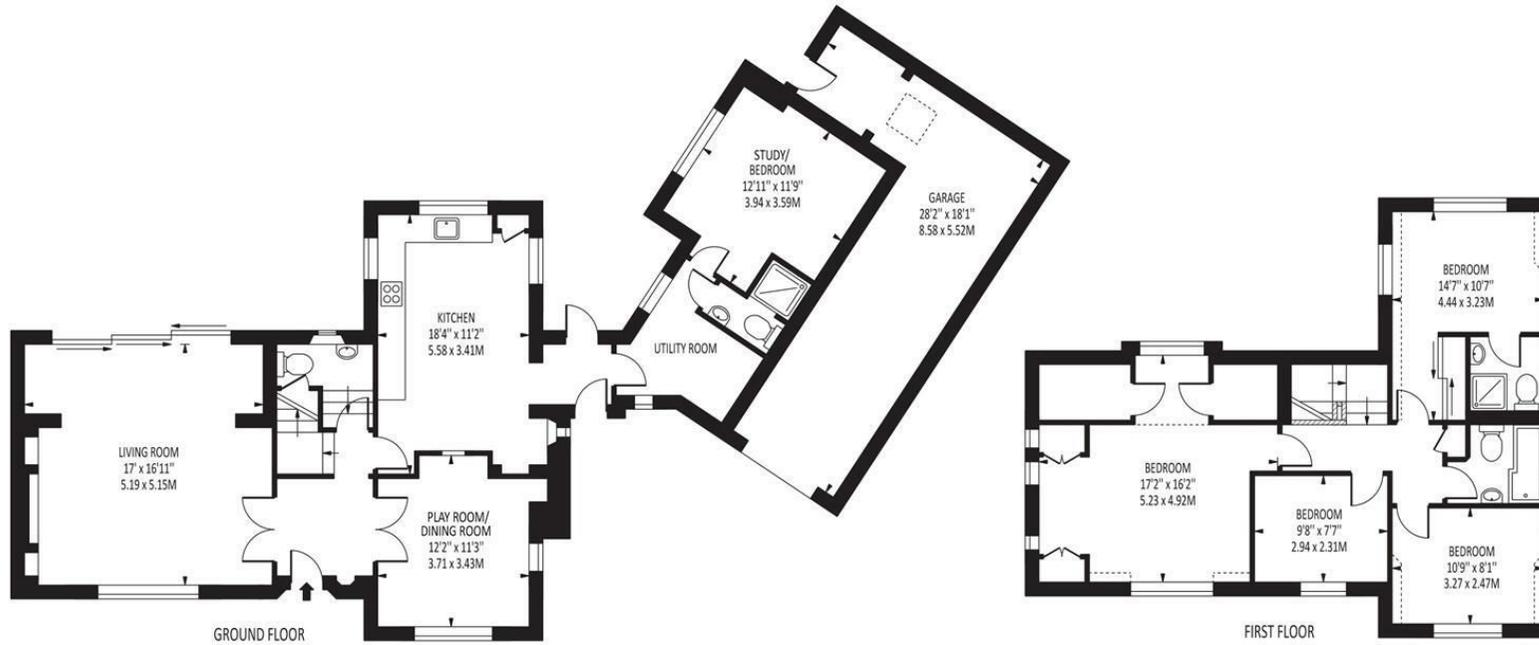




The **PERSONAL** Agent

## Madan Cottage

Total Area: 2010 SQ FT • 186.73 SQ M  
 (Including Restricted Height Area & Garage)  
 Restricted Height Area : 99 SQ FT • 9.24 SQ M  
 Garage Area : 297 SQ FT • 27.61 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(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

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.

### EPSOM OFFICE

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

### BANSTEAD OFFICE

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01372 814 900

### LETTINGS & MANAGEMENT

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



The  
**PERSONAL**  
 Agent

**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.

