



Parklawn Avenue, Epsom

The **PERSONAL** Agent

# Guide Price £750,000

## Freehold

- Cleverly extended family home
- Four bedrooms
- Living room & separate dining room
- Kitchen/ breakfast room
- Family bathroom and ensuite
- Westerly facing landscaped garden
- Private driveway
- Detached garage
- Excellent school catchment
- Easy walk to town & station

Located within a highly desirable road with a garden that can provide direct access to the Stamford Green conservation area, this attractive semi-detached home is offered to the market in good condition.

The property benefits from well presented, flexible and spacious accommodation and enjoys an excellent position within the road itself, with a Westerly facing rear garden, a garage and a private driveway with ample parking to the front too.

Having been an extremely well loved home for the previous owner for many years, the property could suit professional couples, young families or even downsizers alike. So if you are looking to enjoy the convenience of the location, which is just moments from the town centre and the tranquillity of the conversation area, then look no further. And for the families with younger children, the catchment for the highly regarded Stamford Green Primary School and a choice of outstanding secondary schools nearby is excellent.



Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

Stepping through the characterful front door into the useful porch, the great feel of this home is immediately apparent, as is the flexible nature of the accommodation and amount of natural light.

The bay fronted living room provides the perfect area to relax in with a fireplace housing a wood burner making it an incredibly cosy space. Double doors lead from the lounge into the dining room which in turn has a half stable door taking you into the kitchen/breakfast room.

On the first floor there are two double bedrooms one of which has an ensuite with roll top bath and the other is serviced by a family bathroom. The two remaining well proportioned bedrooms are on the second floor.

The garden of this property is fantastic and enjoys a Westerly

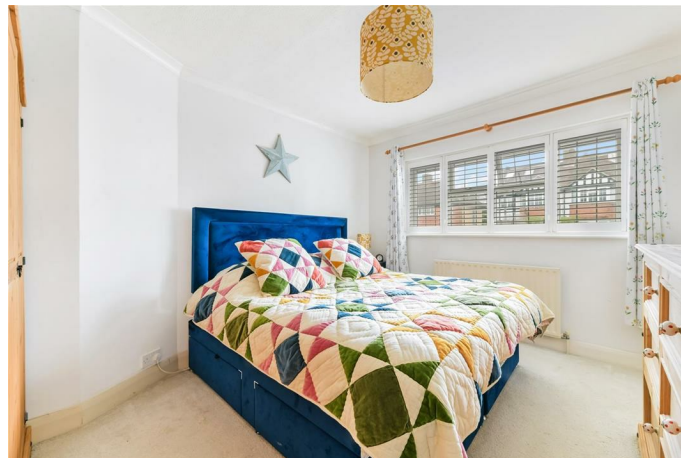
aspect with the last of the evening sun hitting the paved terrace, making it the perfect place to relax and take a sundowner at the end of a busy day. Beyond is a generous lawned area which is a private and completely secure space that is the perfect area for young children to let of steam.

Parklawn Avenue is a highly sought-after and rarely available road located on the West side of Epsom. It is situated within close proximity of Epsom town Centre with its comprehensive range of shopping facilities, but also only a short walk from the open spaces of the Stamford Green conservation area and ancient woodland, providing a perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.

Sole agent. Call to view.

Tenure - Freehold  
Council tax band - E

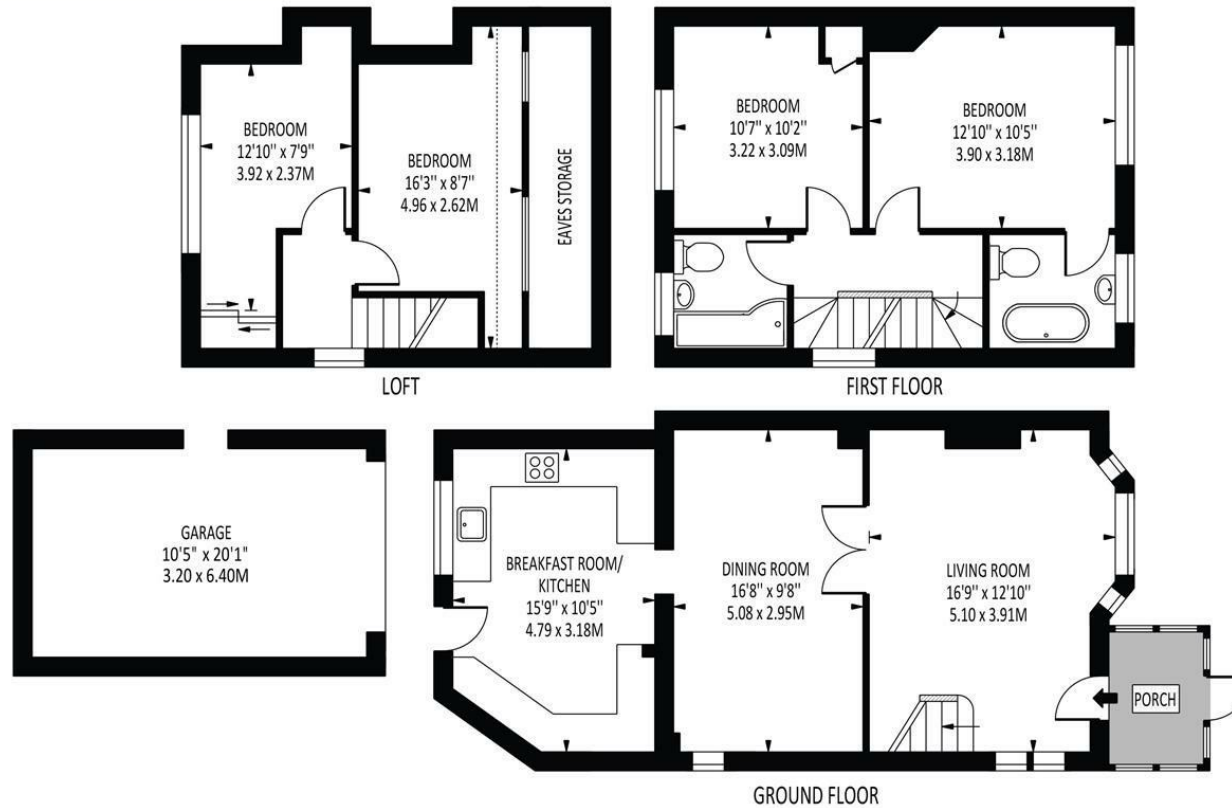




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## Parklawn Avenue

Total Area: 1466 SQ FT • 136.26 SQ M  
(Including Garage, Eaves Storage & Restricted Height Area)  
Eaves Storage & Restricted Height Area: 82 SQ FT • 7.65 SQ M  
Garage area: 220 SQ FT • 20.48 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**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 OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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**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.

