



The Rise, Epsom

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- No onward chain
- Detached bungalow
- Huge potential to extend (STPP)
- Two double bedrooms
- Three reception rooms
- Generous kitchen
- Conservatory
- Two shower rooms
- Private 100ft South Westerly garden
- Garage and driveway

Located within the heart of Ewell Village, The Personal Agent are pleased to present this charming detached bungalow that has been a much loved home for thirty five years and is now offered to the market with no onward chain.

The property itself provides huge scope and potential, as well as enjoying an incredibly well balanced layout that is perfect for a discerning downsizer, but might also suit professional couples due to the close proximity of the station, or a family looking for guaranteed school placement.

When you couple the blank canvas that it provides alongside the practicality of the location, finding a home with this much potential will be a very difficult task indeed. The property also enjoys a deceptively spacious feel throughout and is just a short walk from the village centre and West Ewell railway station which is approximately 0.4 miles away.

As soon as you step into the hallway the wonderful feel of this



property is evident. There are two very well proportioned reception rooms to the front, a further generous living/dining room with doors opening to the conservatory, kitchen with lots of storage solutions, a rear bedroom and a modern shower room. The ground floor is completed by a useful W.C. Upstairs is the second bedroom with shower room and eaves storage.

Further features to note include a 15ft garage, secure and private South Westerly 100 ft rear garden and driveway with parking to the front.

Whilst it is undeniable that the property requires full decorative updating and modernisation, a buyer could easily just move straight in. Furthermore, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, extend or customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The highly desirable Ewell Village has a rich background dating

back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Freehold
Council Tax Band - E



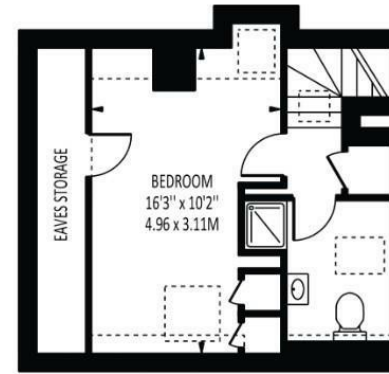
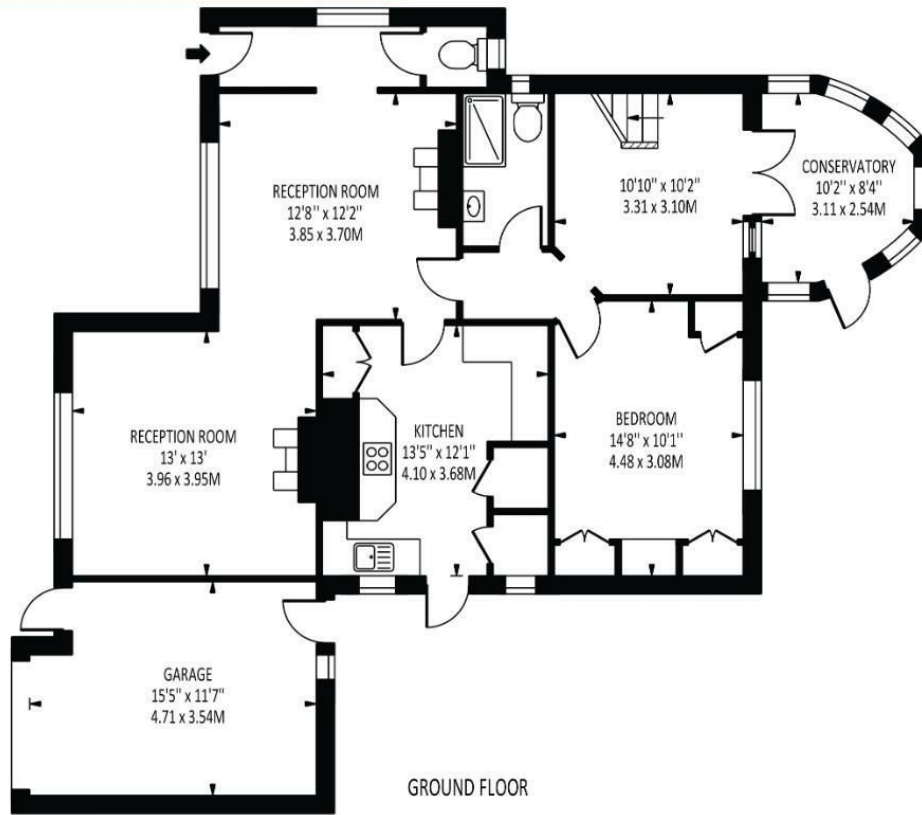


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Total Area: 1444 SQ FT • 134.13 SQ M
(Including Garage, Restricted Height Area & Eaves Storage)
Garage Area : 168 SQ FT • 15.61 SQ M
Eaves Storage & Restricted Height Area : 73 SQ FT • 6.82 SQ M



FIRST FLOOR

GROUND 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
	67	81

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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.

