



Ladbroke Road, Epsom

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- Three Bedrooms
- 36ft x 30ft Garden
- Spacious Living/Dining Room
- Luxury Shower Room
- Modern Kitchen
- Close To Amenities
- Double Glazed Conservatory
- No Chain
- Superb Central Location
- Close To Rosebery Park



An extremely rare opportunity to acquire this excellently positioned home, located in a highly sought after no through road this property is offered with no ongoing chain.

Conveniently situated within walking distance of Epsom town centre and station, this three bedroom home is also next door to Rosebery Park making it arguably one of the best locations in the road.

The property benefits from a private rear garden that measures 36ft x 30ft as well as a double glazed conservatory to the rear. Further features include the single garage that is in the courtyard and two designated off road car parking spaces.

Inspection in person is the absolute key to appreciating the fantastic position and potential that this property offers.

The Personal Agent are pleased to present this very rare opportunity for the lucky buyer to place their own stamp on the property and create their dream home. As soon as you step through the front door the amazing feel of the property is immediately evident.

The property benefits from a spacious living/dining room, well equipped kitchen and a conservatory with direct access to a beautiful garden. On the first floor are two double bedrooms, a third bedroom and a luxury shower room.

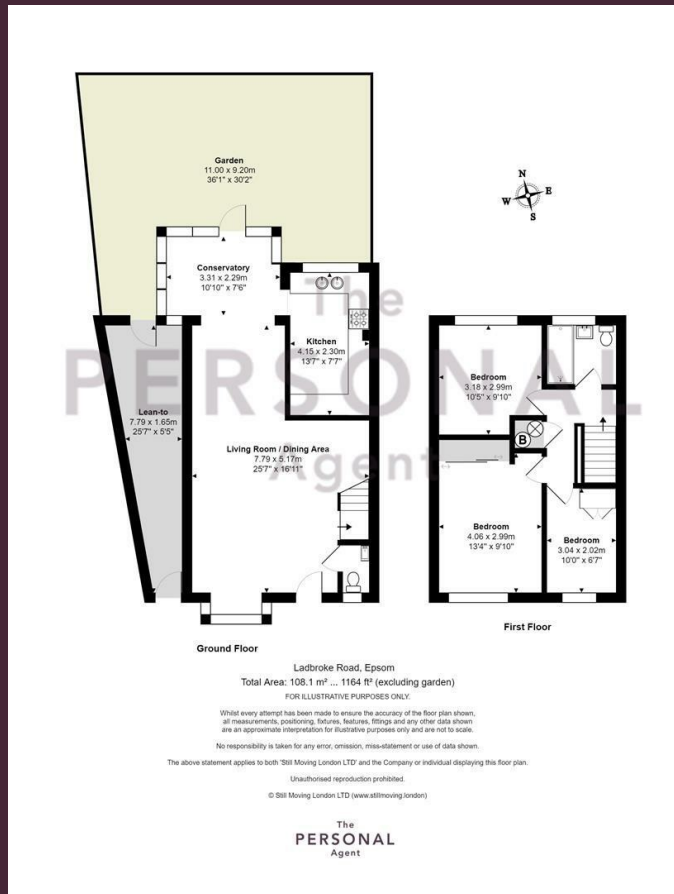
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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	

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 333699

LETTINGS & MANAGEMENT
163 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.



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.

