



Garlichill Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £775,000 Freehold

- No chain
- Detached bungalow
- Two double bedrooms
- Spacious living room
- 23ft dining room
- Kitchen leading to utility
- Modern four piece bathroom
- Over 100ft South Easterly rear garden
- Large driveway with parking
- Garage

Coming to market with no chain and enjoying a slightly elevated plot and located in a highly desirable road on the periphery of the world famous Epsom Downs, is this well presented and cleverly extended detached home that offers incredibly flexible and generous accommodation.

The wonderful welcoming feel, with it's flexible layout is immediately apparent as soon as you step through the door, with stylish and timeless touches, in short, this fine home warrants immediate inspection to fully appreciate everything it has to offer, including potential to substantially extend to the side, rear and loft if required (subject to the usual planning consent).

Properties of this style and calibre, in such a convenient position as this are rarely available and because of this we are recommending immediate inspection.



The internal layout reveals well balanced space that can suit a multitude of buyers, so whether you are looking for more space than you already have, considering an extension project to create your dream home or perhaps wanting to downsize but not downgrade or compromise, this immaculately presented home can deliver on every level.

The property enjoys two well balanced, bay fronted bedrooms, living room that leads onto the rear dining space with views out onto the vast garden, modern kitchen with integrated appliances, utility space and a modern four piece bathroom.

This fine detached bungalow is completed by a frontage providing ample parking, 16ft garage and a mature South Easterly facing, 100ft garden with patio area perfect for relaxing with a glass of wine in the warmer months, and ample outbuildings for storage.

Homes on Garlichill Road are always popular, especially one as handsome as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold
Council tax band - E

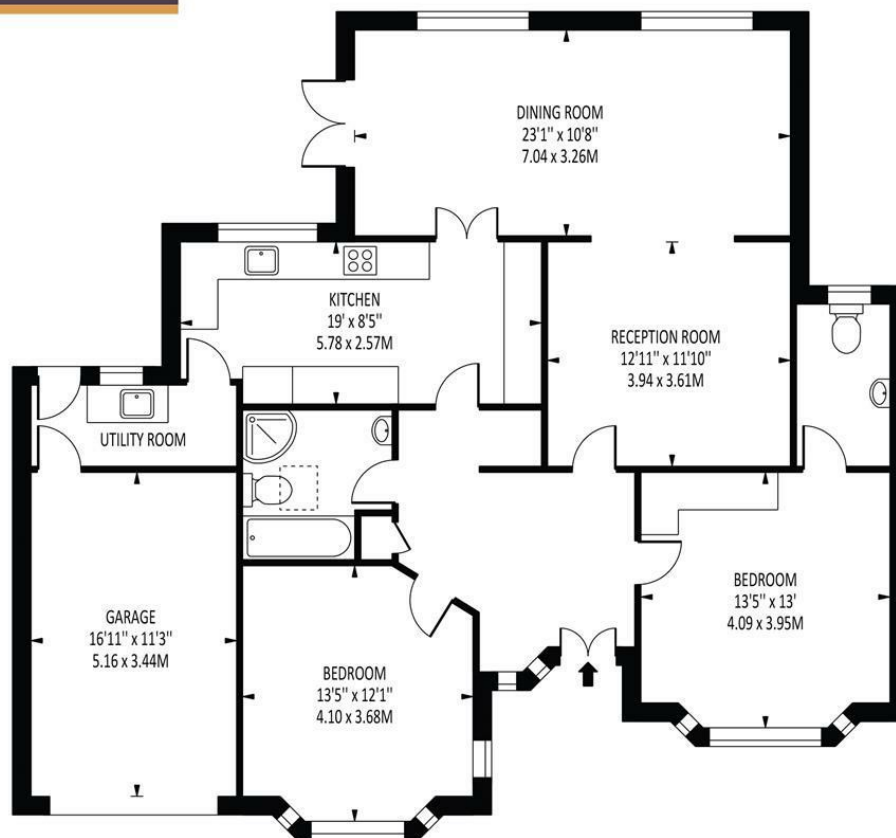




The **PERSONAL** Agent

Garlichill Road

Total Area: 1391 SQ FT • 129.22 SQ M
(Including Garage)
Garage Area : 191 SQ FT • 17.75 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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
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.
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.

