Sharon Close, Epsom

The PERSONAL Agent

Offers In Excess Of £500,000
Freehold

- Offered with no onward chain
- Quiet cul de sac town centre setting
- Just 0.3 miles to Epsom High Street
- Short walk to railway station
- Three bedroom end of terrace home
- Large garage and private driveway
- South facing 57ft x 31ft garden
- Scope to extend side and rear STPP
- Potential for separate dwelling STPP
- Ideal option for families or investors

The Personal Agent are delighted to present this rarely available end of terrace home, enviably positioned in a quiet and tucked away cul de sac just moments from the heart of Epsom town centre.

Offering the perfect balance of convenience and tranquillity, this deceptively spacious three bedroom home is just 0.3 miles from Epsom High Street and only a short walk from the railway station, making it ideal for commuters and those wanting everything on their doorstep.

A particularly noteworthy feature is that this is the only property in Sharon Close to have been extended to the side, creating a large garage and private driveway, a significant advantage in such a central location.

Beyond its current footprint, the property offers significant scope for further enlargement, subject to the usual planning consents. There is clear potential to extend to the side and rear, and some building professionals have even suggested there may be an opportunity to create a separate two bedroom dwelling where the existing garage currently stands, subject to planning permission. This adds an exciting additional layer of flexibility, perfect for a growing family, multigenerational living with grandparents nearby, or equally appealing to a developer or investor seeking future opportunity.

The bright and well proportioned accommodation currently comprises an entrance hallway, spacious living room, separate dining room with direct access to the garden and linking to the kitchen, downstairs cloakroom, three generous bedrooms and a family shower room.

Externally, the property benefits from gardens to the front and rear. The rear garden is low maintenance, enjoys a high degree of privacy and is almost directly south facing measuring 57ft x 31ft, perfect for enjoying the sun throughout the day, with direct access to the garage. There is also a parking space in front of the garage.

Sharon Close is superbly located for everything Epsom has to offer, including the High Street, Ashley Centre, Epsom Playhouse and an excellent selection of cafés, restaurants and pubs. Leisure facilities such as Rainbow Leisure Centre and David Lloyd are nearby, while Epsom Downs, home of The Derby, is within easy reach. The property also offers convenient access to Stamford Green conservation area and Court Recreation Ground.

Epsom is highly regarded for its excellent mix of state and independent schools, and the M25, Junction 9, provides straightforward access to Heathrow and Gatwick airports.

Offered to the market with no onward chain, early viewing is strongly recommended to fully appreciate the fantastic position, flexibility and long term potential of this home.

Tenure: Freehold
Council Tax Band: E

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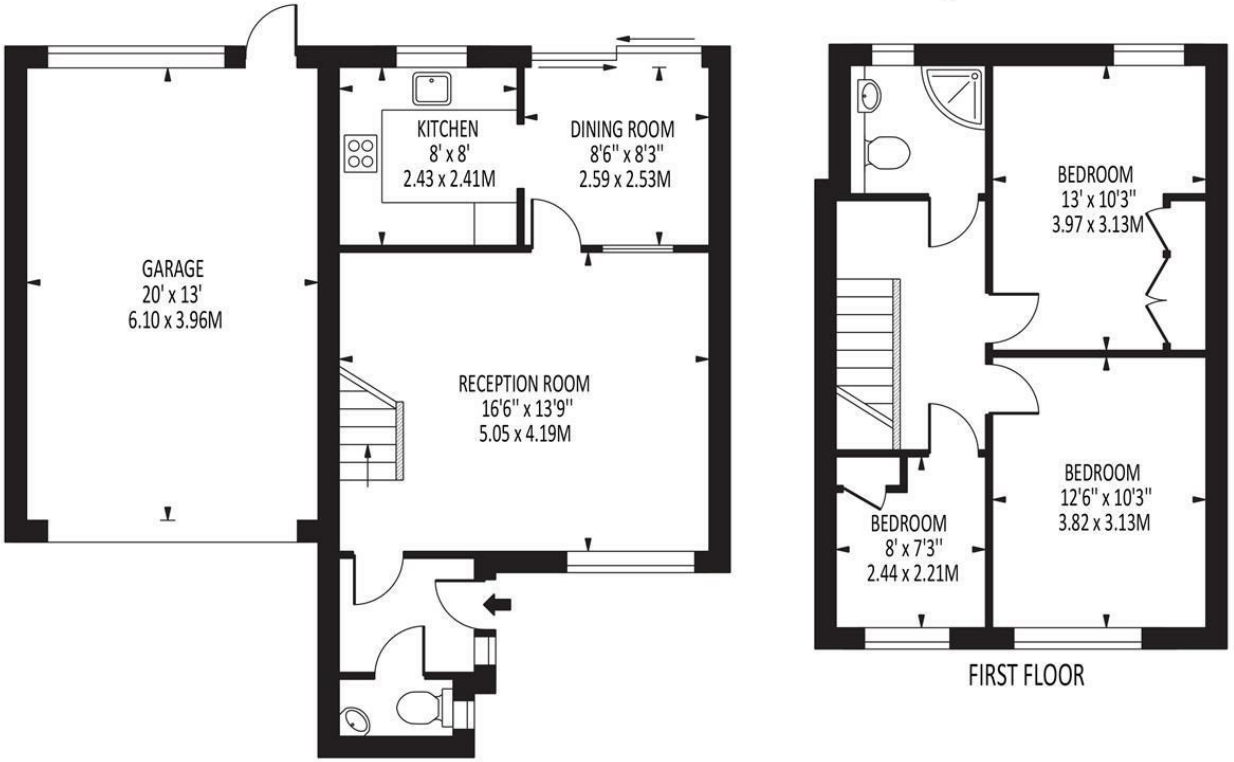
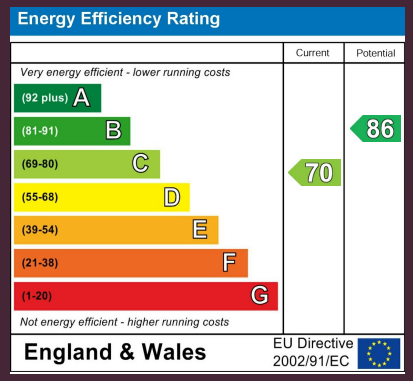
Sharon Close

Total Area: 1129 SQ FT • 104.89 SQ M
(Including Garage)
Garage Area : 260 SQ FT • 24.16 SQ M



GROUND FLOOR

FIRST FLOOR



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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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