



Parklawn Avenue, Epsom

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Vendor suited
- Three bedroom semi detached home
- South Easterly facing garden
- Off street parking
- Two reception rooms
- Sun lounge
- Catchment for highly regarded schools
- Scope to extend to the rear & loft (STPP)
- Detached garage/workshop
- Prime Stamford Green Conservation location

Enjoying a sought after position on the edge of the Stamford Green Conservation Area, this charming semi detached home offers an exceptional opportunity to create a bespoke family residence in one of the area's most desirable locations.

Available with the vendor already suited, the property provides fantastic potential for buyers looking to update, remodel, and enhance a home to suit their own style and requirements. While it would benefit from modernisation throughout, the generous plot and excellent setting provide the perfect foundation for a comprehensive renovation.

There is also considerable scope to extend the accommodation to the rear and convert the loft space, subject to the necessary planning permissions, following the example set by many neighbouring properties that have been successfully enlarged and transformed.

The current layout provides well balanced accommodation comprising three bedrooms, a bay fronted reception room, a separate dining room opening into a sun lounge, a fitted kitchen with an integrated hob, and a first floor family bathroom. Offering a blank canvas, the property presents an exciting opportunity for buyers to reimagine and enhance the space to suit modern family living.



Outside, the private south-easterly facing rear garden enjoys a wonderfully secluded setting and offers excellent potential to create an impressive outdoor entertaining space. To the front, a private driveway provides off-street parking and leads to a detached garage/workshop, adding further versatility.

Properties on Parklawn Avenue with such outstanding scope to modernise, extend and add value are rarely available. Perfectly positioned, the home is just a short distance from Epsom town centre, the mainline railway station with regular services to London Waterloo and Victoria, and the picturesque open spaces of the Stamford Green Conservation Area.

Stamford Green in Epsom, Surrey, is a quintessentially English, leafy conservation-area neighbourhood framed by the tranquil beauty of Epsom Common. Centred on a charming green and pond, the area is characterised by late-Victorian cottages, mature woodland, and bridle paths, creating a real sense of countryside calm just minutes from urban amenities.

Families are particularly drawn to Stamford Green for its excellent schooling options. The local state-run Stamford Green Primary School is highly regarded, and nearby secondaries such as Rosebery Girls' School and Blenheim High School provide strong education pathways. Independent and grammar-school options are also within reach, including Epsom College and

Kingswood House.

In terms of lifestyle and transport, residents benefit from a perfect blend of tranquillity and connectivity: Epsom town centre is just a short walk or drive, with a variety of shops, cafés, restaurants, a theatre (Epsom Playhouse), and leisure facilities such as the Rainbow Leisure Centre and David Lloyd gym. Epsom railway station offers direct links to London, making this a commuter-friendly spot. Road access is also strong, with the M25 nearby and both Gatwick and Heathrow airports within around a 30/40 minute drive, allowing easy reach of domestic and international flights.

Tenure - Freehold
Council tax band- E

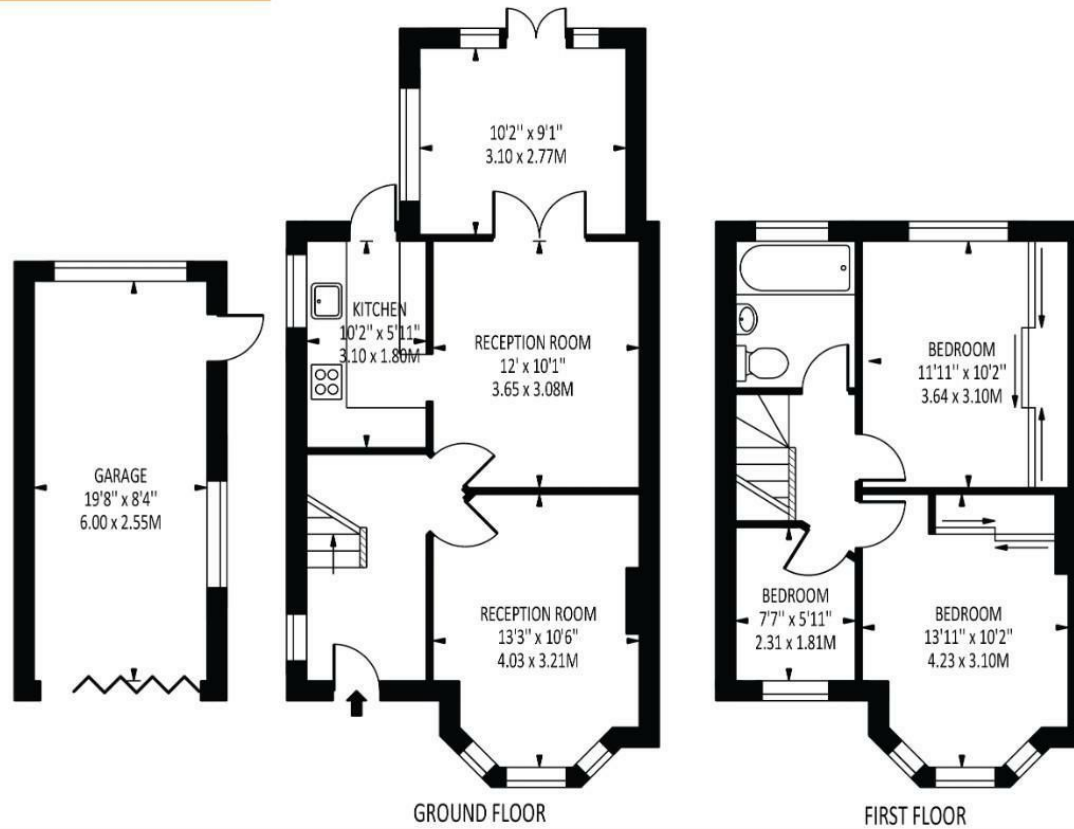






Parklawn Avenue

Total Area: 1035 SQ FT • 96.11 SQ M
(Including Garage)
Garage Area : 165 SQ FT • 15.30 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		
(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

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