



Stones Road, Epsom

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- End of terraced home
- Three bedrooms
- Central no through road
- Short walk to Town & Station
- Two reception rooms
- Modern kitchen with butler sink
- Downstairs bathroom
- Good sized garden with side access
- Detached garden cabin/workshop
- Residents on street parking scheme

Tucked away within a rarely available no through road that is easy walking distance of Epsom town centre, with its array of shops, public houses and restaurants, as well as being just 0.5 miles from the railway station.

The truly flexible property benefits from an excellent amount of natural light, so whether you are wanting to downsize but not downgrade, or you are a professional couple or a young family, this property offers something for everyone with its truly versatile accommodation, scope to extend if desired and fantastic position within walking distance of all local amenities.

The Personal Agent are delighted to present to the market this three bedroom home. Arranged over two



floors the property is ready to move in to, with accommodation consisting of an entrance porch, hallway, living room with French doors to garden, dining room, fitted kitchen, modern bathroom with white suite and three bedrooms.

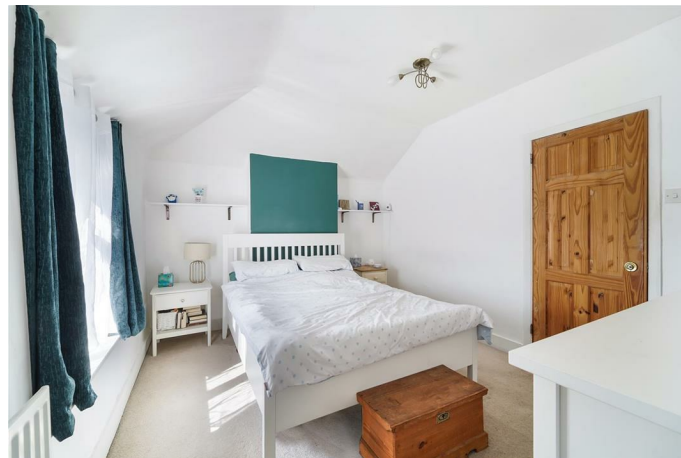
There is a generously proportioned rear garden with paved terrace, gate to the side, lawned area and a detached garden cabin. The fenced borders ensure that the garden enjoys a good degree of privacy, with a shared access path to the rear of the garden.

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 - D



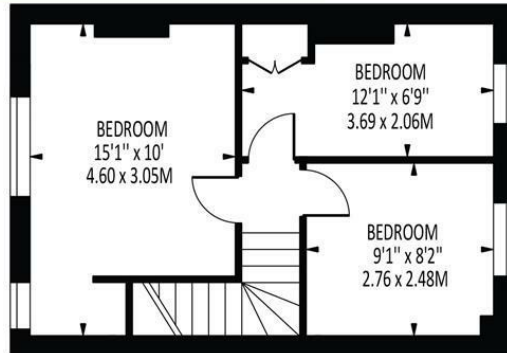


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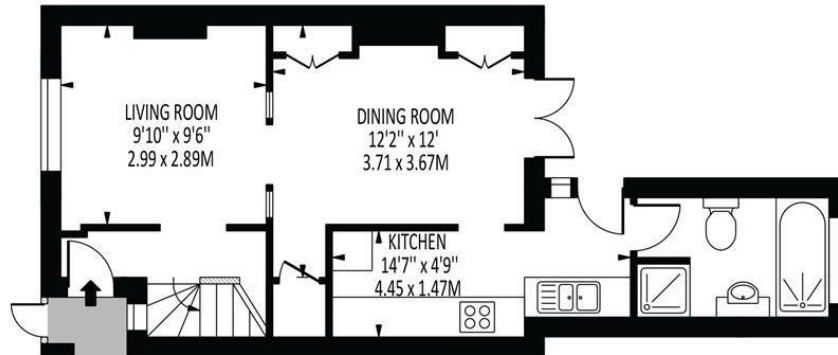


Stones Road

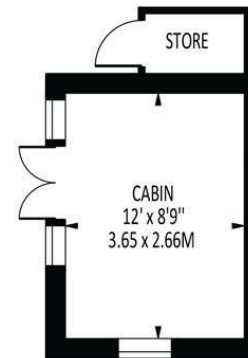
Total Area: 889 SQ FT • 82.55 SQ M
(Including Cabin & Excluding Store)
Cabin Area : 104 SQ FT • 9.70 SQ M



FIRST FLOOR



GROUND 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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 58 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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The
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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.

