



Bracken Path, Epsom

The **PERSONAL** Agent

Offers In Excess Of £575,000 Freehold

- No onward chain
- Pretty cottage overlooking Epsom Common
- Two double bedrooms
- Open living/dining space
- Immaculate kitchen with island
- Stylish with bathroom suite
- 70ft front garden
- Short walk to town and mainline station
- Catchment of great schools
- Forest walks on your doorstep

This attractive semi-detached cottage is set within the heart of the Stamford Green conservation area and enjoys arguably one of the best positions in this area with wonderful views of Epsom Common nature reserve to the front. Offered with the added benefit of no ongoing chain, the property itself mirrors the superb location it enjoys.

Beautifully updated by the current owner, the property is presented in immaculate order which helps create a great overall feel and ambience to this home. Ideally located for outstanding schools, mainline rail links and easy access to the town centre, the property is sure to appeal to a wide range of buyers.

So, if you are looking to downsize but not downgrade, a first time buyer or a purchaser that is looking for that rare blend of a truly rural feel mixed with ultimate accessibility then we would highly recommend arranging a viewing at your earliest convenience.

Set on the periphery of Epsom Common, this beautifully presented home offers a wonderful balance of contemporary living and an enviable outdoor lifestyle. Immaculate throughout, the property enjoys an attractive setting, with the 70ft front garden opening towards views across Epsom Common. With miles of open countryside and picturesque walking routes virtually on the



doorstep, this is an ideal location for those who enjoy getting outside.

The ground floor has been completely reconfigured to create a superb 22ft living and dining room, designed as one sociable open-plan space with the kitchen. The contemporary kitchen features integrated appliances and a central island, while double doors open directly onto a rear courtyard, creating an easy connection between the house and outside space. A useful downstairs cloakroom/WC adds further convenience.

Upstairs are two genuine double bedrooms, both with built-in storage, alongside a modern family bathroom. Combining immaculate presentation, thoughtful design and an exceptional position beside Epsom Common, this is a home offering a relaxed, low-maintenance lifestyle with some of Epsom's finest walking country on the doorstep.

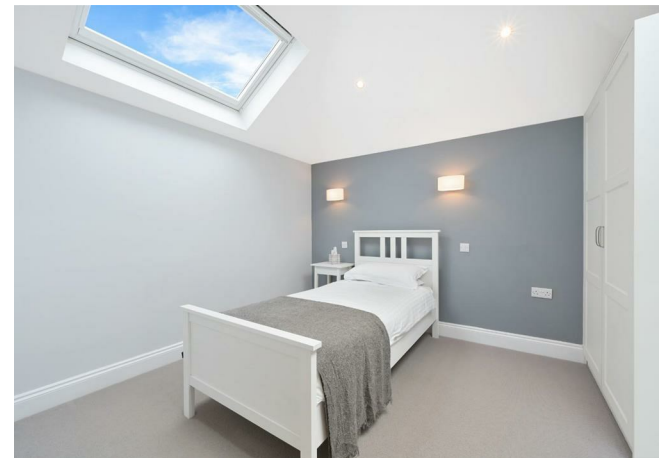
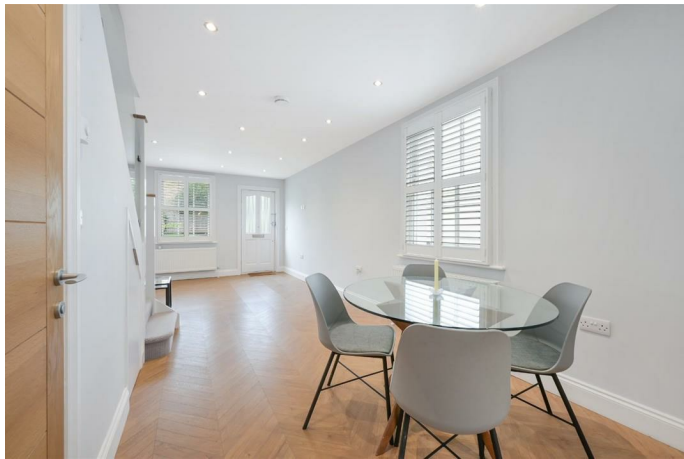
Stamford Green in Epsom, Surrey, is a quintessentially English, leafy conservation area framed by the tranquil beauty of Epsom Common. Centred around a charming green and pond, the area is characterised by late Victorian cottages, mature woodland and scenic bridle paths, creating a genuine sense of countryside calm just minutes from the town centre.

Families are particularly drawn to Stamford Green for its excellent schooling options. Stamford Green Primary School is highly regarded, while nearby

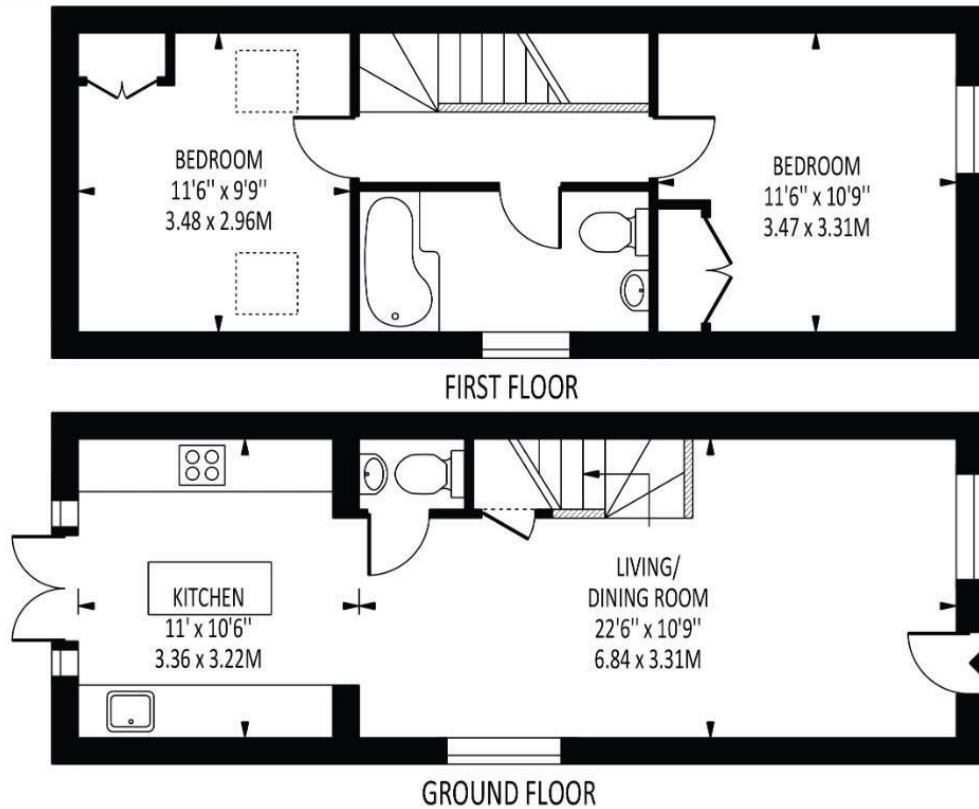
secondary schools including Rosebery School and Blenheim High School provide strong education choices. Independent schools such as Epsom College and Kingswood House are also within easy reach.

The area offers an excellent blend of tranquillity and connectivity. Epsom town centre is just a short walk or drive, with a wide range of shops, cafés, restaurants, Epsom Playhouse and leisure facilities including the Rainbow Leisure Centre and David Lloyd. Epsom railway station provides direct links into London, making it ideal for commuters. The M25 is also easily accessible, while both Gatwick and Heathrow airports are approximately 30–40 minutes away, providing convenient access for domestic and international travel.

Tenure- Freehold
Council Tax Band- D

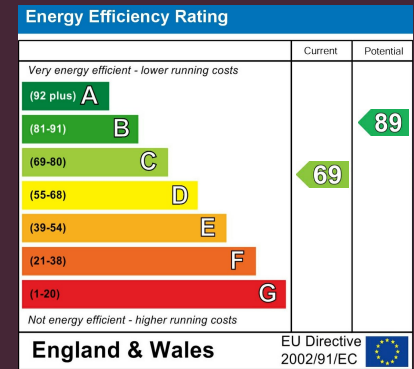






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This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as 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.



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