



Bracken Path, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000 Freehold

- No onward chain
- Heart of Stamford Green
- Conservation Area
- Walk to town & station
- Incredible views to the front
- One double bedroom
- 18ft reception room
- Private garden
- Gated parking for two cars
- Refurbishment opportunity

This attractive semi-detached bungalow is set within the heart of the Stamford Green conservation area and enjoys arguably one of the best positions in this locality, 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.

Whilst it is undeniable that this home requires some decorative updating, we believe that it offers the perfect opportunity for the new owner to place their own stamp on the property and customise it to their individual taste to create their dream home. The property should be viewed for what it currently is and what it could potentially be.



So, if you are looking to downsize but not downgrade, are 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.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light. The property briefly comprises 18ft x 13ft reception/dining room with feature fireplace, bay window and door leading to the private courtyard garden, kitchen, bathroom and double bedroom. To the front is a gated driveway with space for two cars and storage shed.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths and footpaths through the surrounding woodland and two public houses.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station just 12 minutes walk away. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

Tenure - Freehold
Council tax band - D

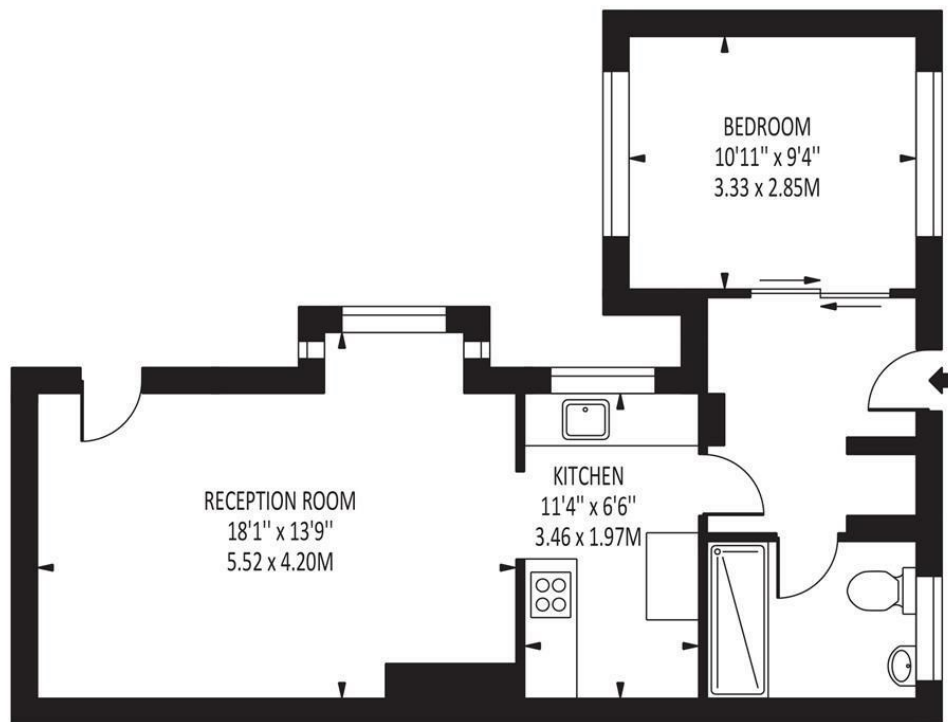




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Total Area: 527 SQ FT • 48.92 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	79
England & Wales		EU Directive 2002/91/EC

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