



The Parade, Epsom

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- No onward chain
- 0.3 of a mile to Railway Station
- 0.2 of a mile to High Street
- Attractive double fronted semi detached home
- Four well proportioned bedrooms
- Two generous reception rooms
- Ensuite bathroom & family bathroom
- Off street parking
- Tandem garage
- Rear and front garden

A fantastic opportunity to acquire this attractive double fronted semi detached home, that is tucked away in a little known part of central Epsom that is within easy walking distance to local shops, Epsom town centre and railway station which are both just a few minutes walk away.

This property is offered to the market with no ongoing chain and manages to perfectly balance the convenience of being within a stones throw of the town centre and the wonderful village feel that this conservation area is renowned for.

With a secluded garden, alongside plenty of scope to customise and place your own stamp on the property, this fine home enjoys a wonderful feel and offers a truly rare opportunity to secure this hidden gem.

Because of this, we are recommending immediate inspection to avoid disappointment as properties in this location with a large garage and parking are a rarity indeed.



From the moment you step into the front door the wonderful feel this home has is immediately evident.

The bright and spacious triple aspect 24ft living room enjoys an abundance of natural light with double doors opening onto the conservatory. There is a well proportioned second reception room that could be used as an office, but it could make an excellent family room or dining room, whilst the kitchen has a modern feel to it and links directly to the garden. The ground floor is completed by ample storage.

The accommodation continues on the first floor with four well proportioned bedrooms, two of which enjoy a pleasant outlook over a green to the front, an ensuite bathroom to the main bedroom and a further family bathroom too which completes the first floor.

Outside there are no disappointments either with off street parking and a secluded front garden. A further noteworthy point is the tandem double length garage which is a true rarity for

town centre homes. Bringing up the rear, but by no means last is the back garden which enjoys excellent privacy and is a real sun trap.

The Parade is a sought after cul de sac, which our home sits at the end of with a pedestrianised lane that houses a mix of character homes. The location is a conservation area that is located just to the South of Epsom High Street in the very heart of Epsom Town Centre. Epsom Station, High Street and Rosebery Park are all just a short walk away.

Tenure - Freehold
Council tax band - F



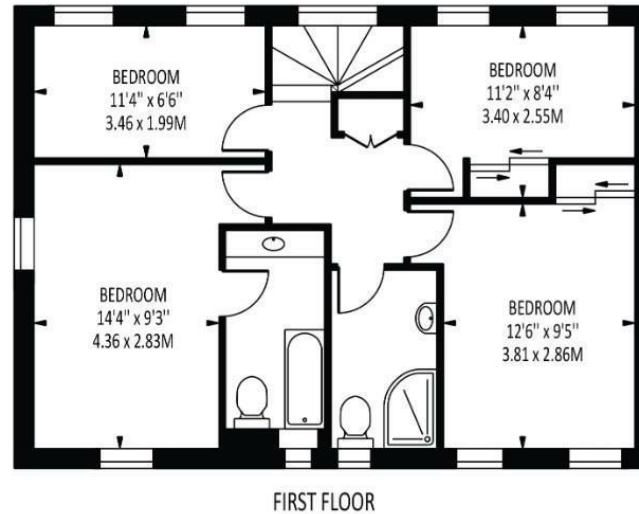
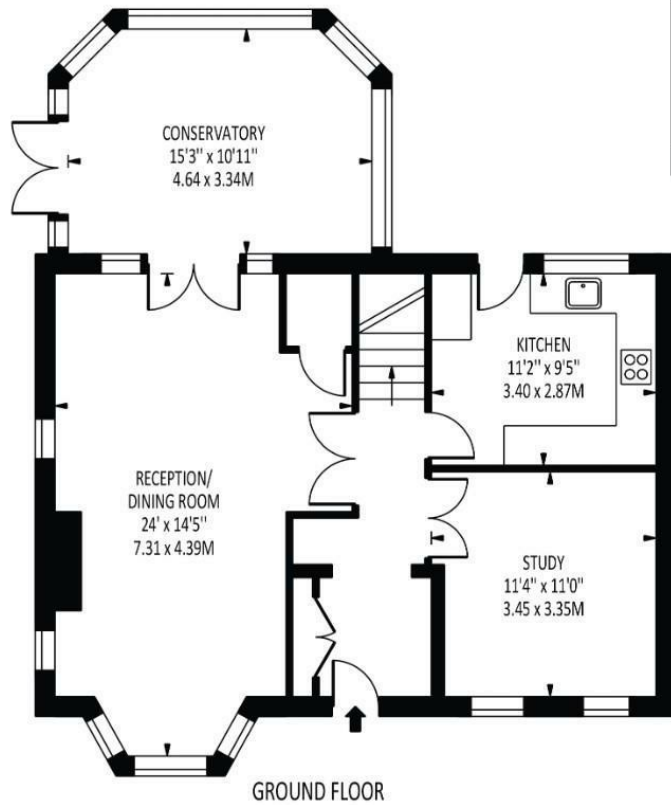


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Total Area: 1706 SQ FT • 158.49 SQ M
(Including Garage)
Garage Area : 258 SQ FT • 24.00 SQ M



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		
	61	84
England & Wales		
EU Directive 2002/91/EC		

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