



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 peripheries of Epsom Common, this beautifully presented home offers a wonderful balance of contemporary living and an enviable outdoor lifestyle. The property is immaculate throughout and enjoys a particularly attractive setting, with the 70ft front garden opening out towards views across Epsom Common. With miles of open countryside and picturesque walking



routes virtually on the doorstep, this is a fantastic location for those who enjoy getting outside, whether that means an early morning stroll, a long weekend walk or heading out with the dog.

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. It is a beautifully considered layout that works equally well for everyday life, relaxed evenings or entertaining friends and family.

Upstairs, there are two genuine double bedrooms, both benefiting from built in storage, alongside a modern family bathroom. Combining immaculate presentation with a thoughtful open plan layout and an exceptional position beside Epsom Common, this is a home that offers a relaxed, low maintenance lifestyle with nature and some of Epsom's finest walking country right on the doorstep.

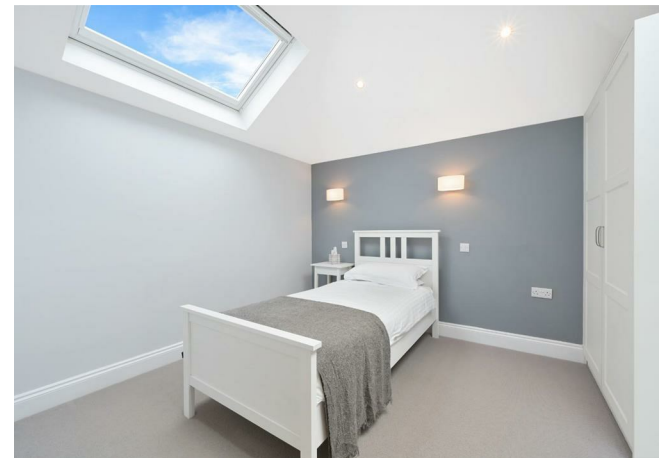
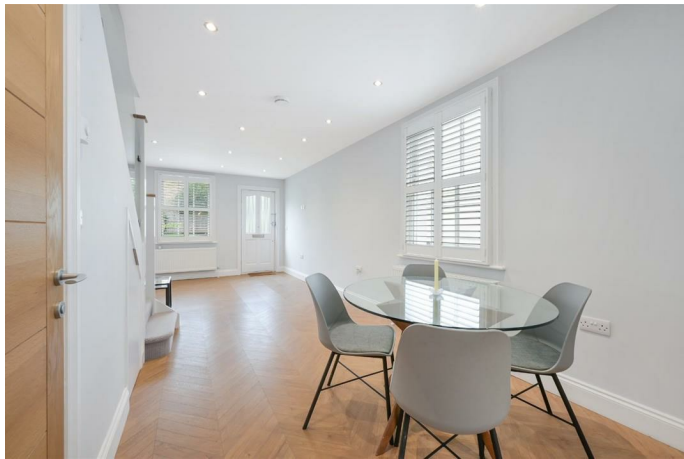
Stamford Green in Epsom, Surrey, is a quintessentially English, leafy conservation area neighbourhood framed by the tranquil beauty of Epsom Common. Centred on a charming green and pond, the area is characterised

by late Victorian cottages, mature woodland, and bridle paths, creating a real sense of countryside calm just minutes from urban amenities.

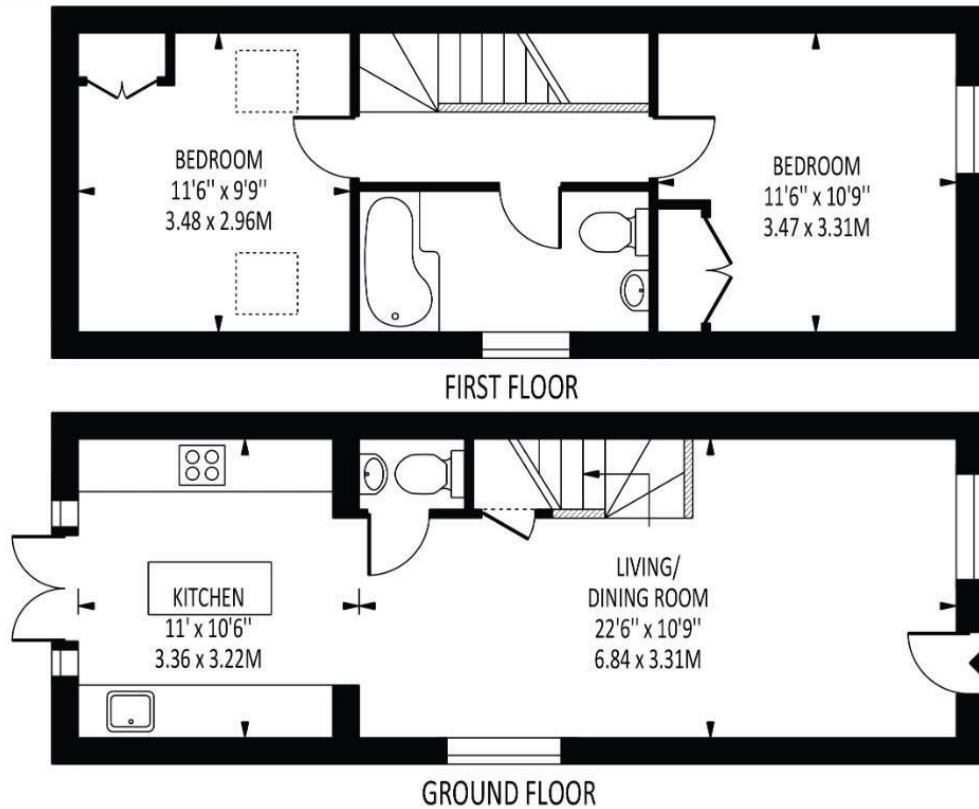
Families are particularly drawn to Stamford Green for its excellent schooling options. The local state run Stamford Green Primary School is highly regarded, and nearby secondaries such as Rosebery Girls' School and Blenheim High School provide strong education pathways. Independent and grammar school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

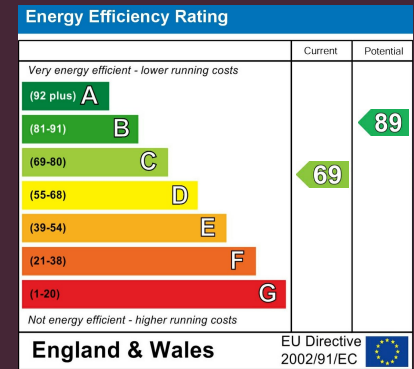






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This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as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