



Alexandra Road, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- 0.25 acre plot with exceptional potential
- 1,878 sq ft detached family home
- No onward chain and 40+ years of ownership
- Private south westerly 130ft x 55ft garden
- Spacious living room with conservatory
- Separate formal dining room for entertaining
- Four generous bedrooms including ensuite
- Close to Wallace Fields schools and Epsom College
- Huge extension potential, subject to planning permissions
- Moments from Alexandra Park & cafe

Coming to market with no onward chain and having been in the same family's ownership for over 40 years, this substantial detached family home occupies a generous 0.25 acre plot in the highly regarded College Area of Epsom. Offering 1,878 square feet of accommodation, the property enjoys a particularly private south westerly facing rear garden measuring approximately 130ft x 55ft, creating an exceptional setting for family life.

Approached via a generous carriage driveway, the property immediately conveys a wonderful sense of space, with excellent off street parking and a welcoming frontage. Inside, the accommodation is well proportioned and offers a flexible layout ideally suited to family living. The spacious living room flows through to a conservatory overlooking the garden, creating a lovely additional reception space, while a separate formal dining room provides an ideal setting for family meals and entertaining. The kitchen forms a practical everyday hub, complemented by useful ancillary utility space and a modern downstairs cloakroom.



Upstairs, the property provides four generous bedrooms, including a principal bedroom with its own ensuite facilities, together with a family bathroom. The existing accommodation provides an excellent foundation for the next owners, with the scale and proportions of the house offering considerable scope for modernisation and reconfiguration.

Whilst the home does require general updating throughout, this represents a fantastic opportunity for the next family to place their own stamp on a much loved home and create something truly individual. The property should be viewed not simply for what it is today, but for what it could become. Furthermore, the exceptional scale of the plot provides significant potential for enlargement and, subject to the necessary planning consents, the house could potentially be almost doubled in size without materially impacting on the wonderful rear garden.

Outside, the south westerly facing garden is undoubtedly one of the property's standout features. Measuring approximately 130ft x 55ft and enjoying an unusually private aspect, it provides an

outstanding amount of space for children to play, summer entertaining, gardening or simply enjoying the peace and privacy of this exceptional setting. The combination of a substantial house, large plot and remarkable garden creates exciting possibilities for the future.

The location is particularly well suited to families, being within easy reach of Alexandra Park and just moments from the highly regarded Wallace Fields Infant and Junior Schools, both rated Outstanding by Ofsted. Epsom College, one of the country's most renowned independent schools, is also just moments away, making this a particularly attractive setting for families seeking excellent educational opportunities alongside generous outdoor space. Epsom town centre, with its shops, cafés, restaurants and mainline station, is also within easy reach, providing everyday convenience and direct rail services into London.

Tenure - Freehold
Council Tax Band - G





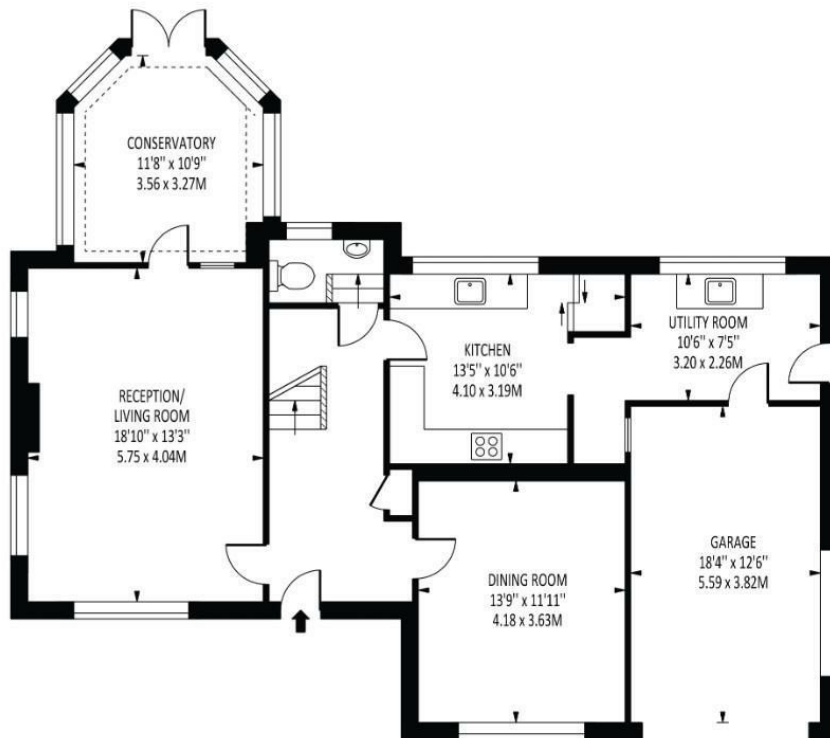
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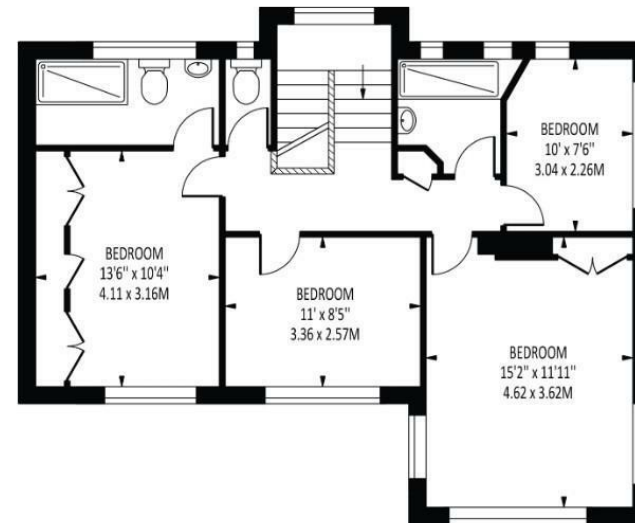
Total Area: 1878 SQ FT • 174.47 SQ M

(Including Garage)

Garage Area : 230 SQ FT • 21.35 SQ M



GROUND FLOOR



FIRST 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		
England & Wales		EU Directive 2002/91/EC

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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.

