



Copse Edge Avenue, Epsom

The **PERSONAL** Agent

£800,000

Freehold

- Offered with no onward chain
- Sat in the heart of the College Area
- Desirable & requested private road
- Huge scope to update & extend STPP
- 0.14 of an acre total plot size
- 123ft x 34ft South/Westerly garden
- Three bedroom 1930's semi-detached house
- Two reception rooms & kitchen
- Enjoying excellent school catchment
- Moments from park & walk to town

Enjoying a truly wonderful position within this highly desirable and much requested private road, this charming semi-detached house exudes character whilst offering significant scope to extend (STPP) with the rare opportunity to create your dream family home in this most sought after area.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family or discerning downsizer. When you couple the potential it provides with its plot of 0.14 of an acre and its secluded 123ft x 34ft rear garden, finding a home in a premium spot like this will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and is located moments from Alexandra Park and walking distance of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step through the front door, the amazing feel of



the property and fantastic layout is immediately evident. To say this house is the perfect blank canvass, is an understatement.

From a practical sense, there is a large entrance hall, two sizeable reception rooms that inter-link, a separate kitchen, downstairs cloakroom, three well proportioned double bedrooms and a bathroom with separate W.C.

The character of the house, generous gardens and overall plot are seriously impressive with genuine scope to potentially double the size of the existing house if desired (subject to the usual planning consents). There is the addition of a detached garage with a driveway and a workshop to the rear which complete the accommodation of this incredibly well positioned home.

Copse Edge Avenue is still considered by many as one of the most desirable roads in the College Area and Epsom Town Centre with its mainline station that provides regular links into London are just 0.9 of a mile away. Alexandra Park with its

coffee shop is just moments away and for any sports enthusiasts, there are also three tennis courts there, football and cricket pitches too.

Whilst it is undeniable that the property requires updating and general modernisation, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers scope to extend/develop (STPP) and should be viewed for what it currently is and what it could potentially be.

Tenure - Freehold
Council tax band - F

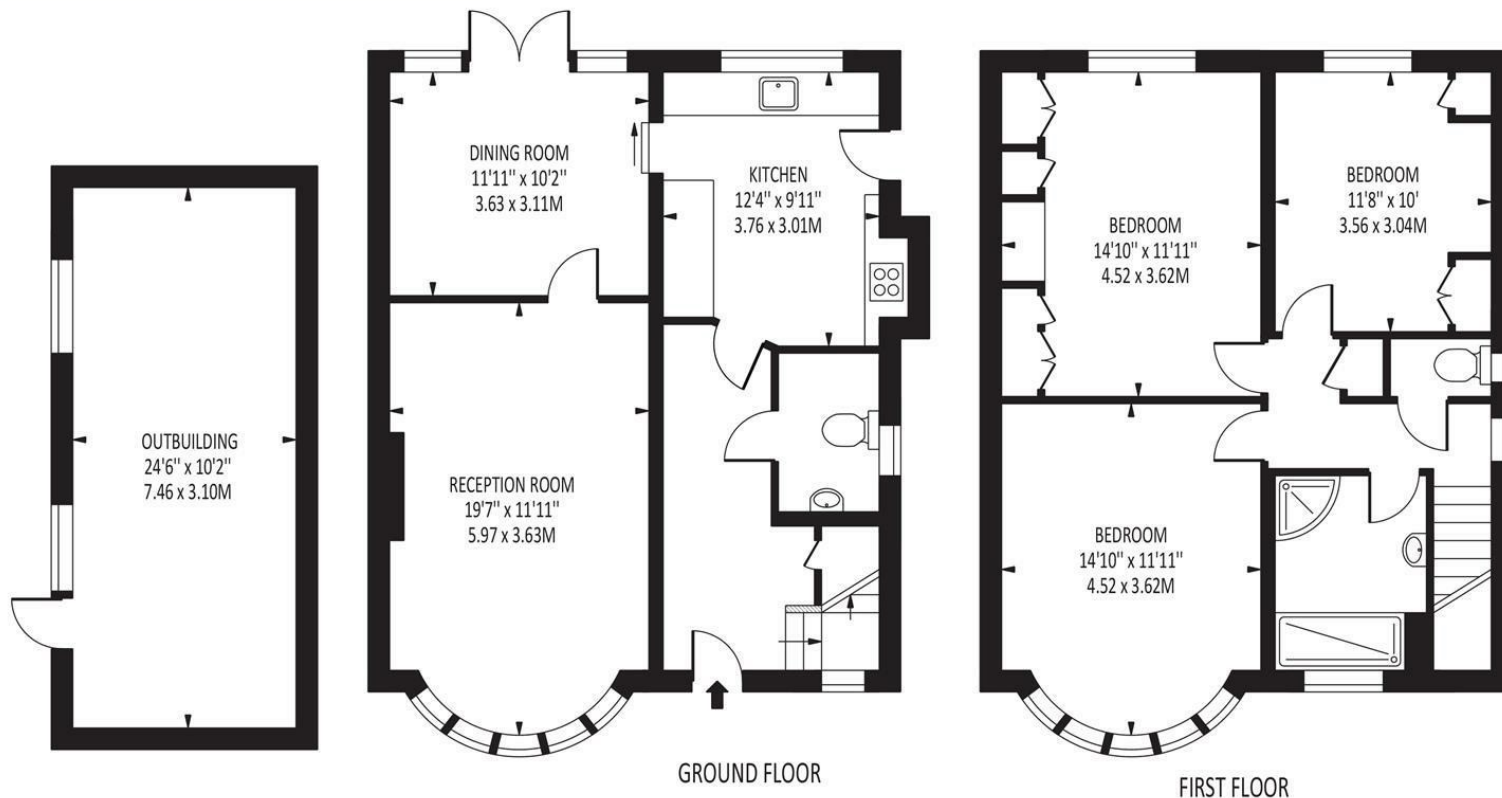




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Copse Edge

Total Area: 1507 SQ FT • 140.03 SQ M
(Including Outbuilding)
Outbuilding Area : 249 SQ FT • 23.13 SQ M



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	80
England & Wales		
EU Directive 2002/91/EC		

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