



Kendor Avenue, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £750,000 Freehold

- Semi Detached Chalet Bungalow
- Four Double Bedrooms
- Two Shower Rooms
- Detached Garage
- Additional Study Room
- 1443 Sqft of Spacious Accommodation
- Walking Distance to Epsom Town Centre
- Off Street Parking
- South/East Facing Garden
- Heart Of The Chase Estate



Set within the heart of the Chase Estate in a highly desirable and much requested residential road, this semi detached chalet style bungalow is offered to the market in very good order.

The property itself enjoys an incredibly well balanced layout that is perfect for a young family. When you couple the generous space it provides with the numerous stand out features, it must be seen to appreciate all it has to offer.

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

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. At the heart of the property is an impressive living room with doors to a conservatory and kitchen making it the perfect space for entertaining and links to the beautiful and secluded rear garden.

In addition to the living accommodation, on the ground floor there are two excellent double bedrooms and an additional study all serviced by a downstairs shower room.

On the first floor there are two additional bedrooms both with built in wardrobes and access to eves storage. The first floor is finished with an additional shower room.

One of the key parts to this property is the garden wrapping around both the side and the rear of the property, it offers low maintenance, its South/East directing and includes a garage and utility space. To the front there is parking for one car and an electric gated parking space for a second car.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

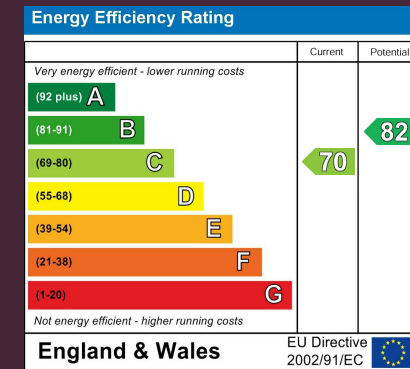
Tenure - Freehold  
Council tax band - E











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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.



