



Stones Road, Epsom

The PERSONAL Agent

Offers In Excess Of £435,000 Freehold

- Practical central Epsom location
- Two double bedrooms
- Upstairs bathroom
- Spacious 21ft living/dining room
- Kitchen/breakfast room
- 48ft South/Westerly facing garden
- Driveway with off street parking
- Double glazing & gas central heating
- Potential of no onward chain
- Walk to Town, Shops & Station

Enjoying an excellent position within this desirable no through road, this well located two bedroom character home offers excellent potential, generous accommodation and the benefit of a private enclosed rear garden, off street parking and a highly sought after residential setting.

The property provides a well balanced layout ideal for modern day living, with spacious reception areas and excellent scope for a buyer to personalise and improve to their own taste. The ground floor features a welcoming entrance, a particularly impressive 21ft living/dining room providing a versatile space for both relaxing and entertaining, along with a kitchen/breakfast room extension which creates a fantastic family and social hub with direct access to the rear garden.



To the first floor are two well proportioned double bedrooms, offering comfortable and practical accommodation, together with a bathroom suite completing the upper floor.

Externally, the property benefits from a driveway providing off-street parking to the front, while the rear garden is fully enclosed and private, creating a pleasant outdoor space with excellent potential.

The property is set within a highly requested and rarely available residential area, enjoying an excellent position within this quiet no through road. It is ideally located for access to local amenities, the high street and railway station, making it a convenient choice for commuters and those looking for a well connected home.

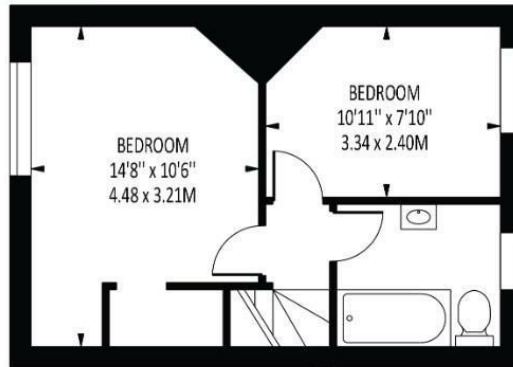
Within the surrounding area are a range of useful facilities including leisure and fitness amenities, supermarkets, public houses and excellent road links providing easy access to the A24, A3 and A217, together with regular bus services.

Due to the level of interest expected in this property, we recommend arranging an early inspection to fully appreciate the accommodation, location and potential on offer. Call today to arrange your viewing and avoid disappointment.

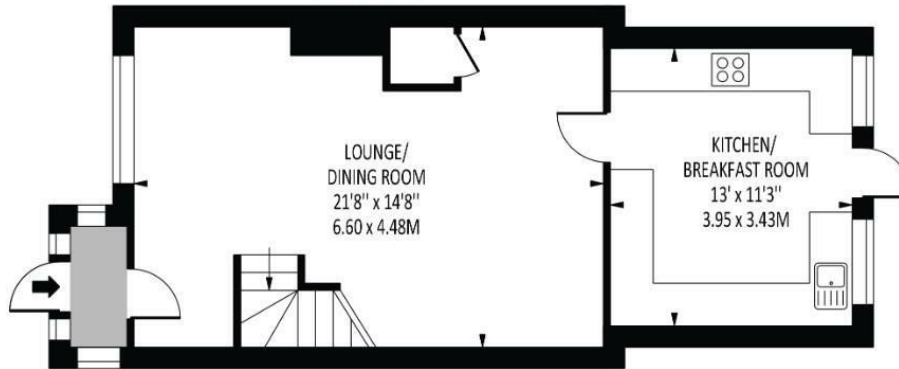
Tenure- Freehold
Council Tax Band: D







FIRST FLOOR



GROUND 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
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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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.

