



Bracken Path, Epsom

The **PERSONAL** Agent

# Guide Price £450,000

## Freehold

- Heart of Stamford Green
- No ongoing chain
- 157ft x 30ft total garden size
- 0.11 of an acre land plot
- Detached single storey house
- Secluded and private position
- Fronting onto nature reserve
- Walk to town & station
- Significant scope to extend STPP
- Rare & unique opportunity

The Personal Agent are proud to present this unique detached single storey property fronting directly onto a picturesque nature reserve within the heart of the highly desirable Stamford Green conservation area.

This extremely rare and unique opportunity to acquire this detached dwelling warrants immediate viewing to fully appreciate its wonderful position and the huge potential it enjoys. As soon as you arrive at the entrance of the gardens you instantly realise that this property, its position and the plot are special.

Its not just what the property currently offers but also the opportunity it provides for the next owners to place their stamp of it and create their dream home.



Surrounded by hundreds of acres of woodland, the picturesque nature reserve and the popular green with duck pond. This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station.

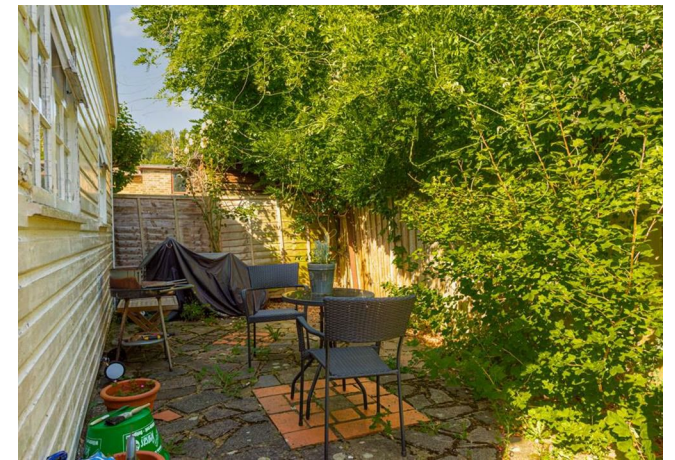
The property currently provides two bedrooms, a large reception room with French doors to the gardens, open plan kitchen area and a shower room. The plot is accessed by a five bar gate with the property being approached by a long lawned garden that benefits from a very good degree of privacy from all angles.

There is further space to the side of the property and a rear courtyard too which can be noted by the attached plot map and the floor plan.

Outside the beautiful semi-rural surroundings enjoy an excellent degree of privacy and seclusion and the front gate that provides direct access to the driveway with off street parking and the picturesque surroundings.

The property offers significant potential for the successful buyer to put their own stamp on this well loved home with the added potential and option to extend or undertake a self build subject to the usual planning consents associated with this much requested location.

Due to the anticipated interest on this home we are advising immediate viewing. No ongoing chain. Sole agent.







Bracken Path, Epsom  
 Total Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup> (excluding garden, driveway)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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