



Parklawn Avenue, Epsom

The **PERSONAL** Agent

Offers In The Region Of £550,000 Freehold

- No onward chain
- Prime Stamford Green Conservation location
- Rare chance to fully refurbish & extend
- Scope to extend to the rear & loft (STPP)
- Three bedrooms & two receptions
- East facing rear garden
- Detached garage/workshop plus driveway
- Open kitchen
- Catchment for highly regarded schools
- Close to Epsom town, station & open green



Situated on a highly desirable road on the periphery of the Stamford Green Conservation Area, this attractive semi detached home presents a rare and exciting opportunity for those looking to modernise, further extend, and create their dream family home.

Offered to the market with no onward chain, the property offers immense scope to customise, update, and upgrade throughout.

Although the house now requires full refurbishment, the generous plot and setting mean the potential is outstanding. There is the

possibility to significantly extend further to the rear, and into the loft (STPP), mirroring many neighbouring homes that have already been transformed.

Currently arranged with three bedrooms, reception room, open kitchen leading to a rear dining room and an upstairs bathroom, the property offers a solid foundation for buyers with vision and creativity.

Outside, the secluded easterly facing rear garden enjoys a particularly desirable aspect, ideal for landscaping or outdoor living. A shared driveway leads to a detached garage/workshop, while the front has off street parking for two cars.

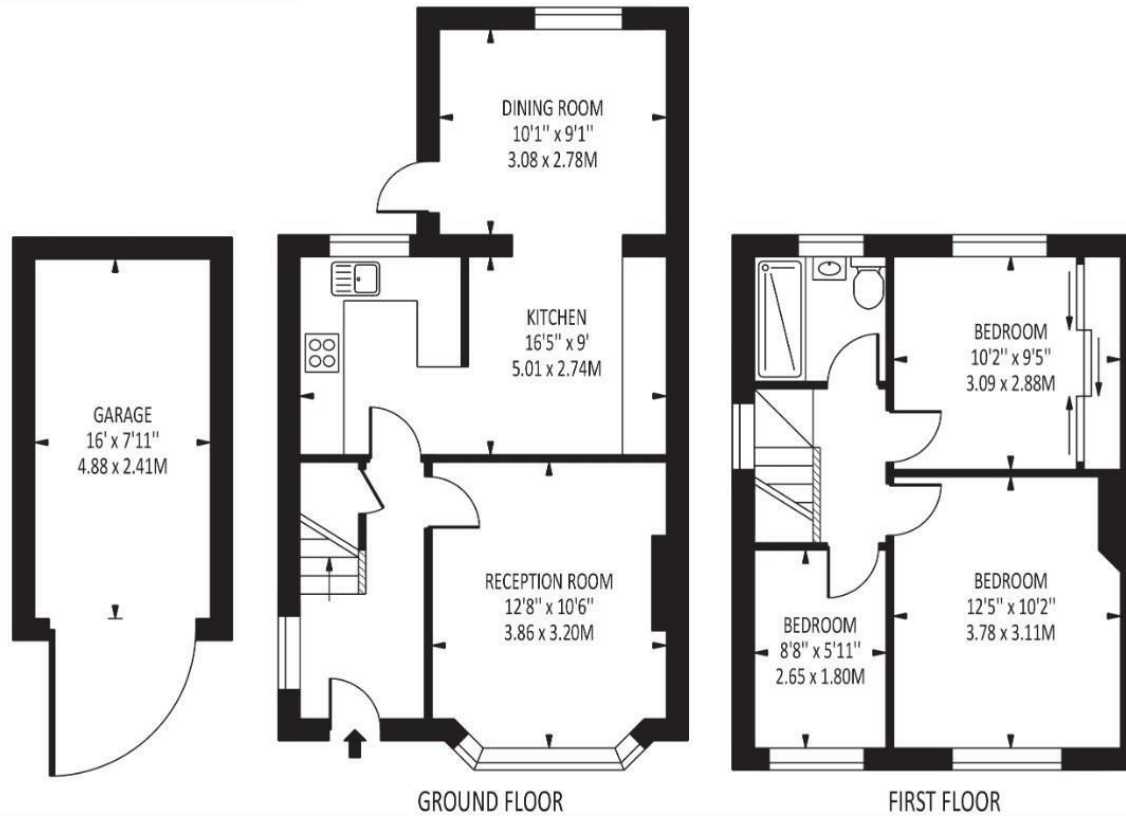
Homes on Parklawn Avenue offering this much potential for renovation and personalisation seldom come to the market. The location is superb, within easy reach of Epsom town centre, mainline station (serving London Waterloo and Victoria), and the beautiful Stamford Green Conservation Area.

Families will appreciate the proximity to Stamford Green Primary School and a choice of outstanding secondary schools, as well as the open spaces of Epsom Common, Horton Country Park, and Epsom Downs Racecourse.

Tenure- Freehold
Council Tax Band- E

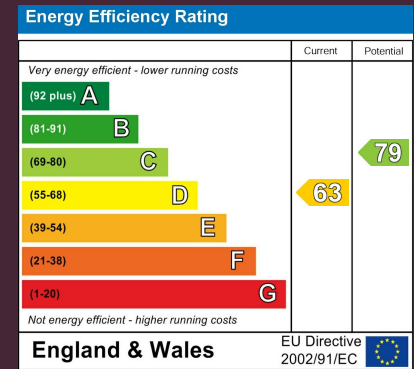






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