



Kendor Avenue, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £650,000 Freehold

- Cleverly extended chalet bungalow
- Three double bedrooms
- 24ft living/dining room
- Spacious kitchen/breakfast room
- En-suite wetroom & downstairs bathroom
- 1327 Sq ft of spacious accommodation
- Walking distance to Epsom Town Centre
- Driveway with off street parking
- 63ft South facing private rear garden
- Heart of the Chase Estate

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

Having been the subject of a comprehensive refurbishment and extension program by our client, who has successfully re-designed the layout and flow with meticulous detail, the flexible and practical layout is beautifully presented.

The property itself enjoys an incredibly well balanced layout that is perfect for a young family or a downsizer who doesn't want any compromise. 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



of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge, as well as the local convenience stores and café which are just a few hundred meters around the corner.

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 24ft living/dining room with defined areas and bi-fold doors to the garden and a spacious fitted kitchen/breakfast room.

In addition to the living accommodation, on the ground floor there are two excellent double bedrooms which are serviced by a downstairs family bathroom with large separate shower.

On the first floor is where you find the principal bedroom which is a generous double and benefits further from linking to a

dressing room/study which can be utilised as a nursery or cot room and a beautiful en-suite wetroom with underfloor heating.

One of the key parts to this property is the 63ft x 27ft South facing rear garden which is a haven for wildlife and enjoys a great deal of privacy. To the front there is a driveway with off street parking for two cars and side access to the garden.

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(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 333699

**LETTINGS & MANAGEMENT**  
163 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.



The  
**PERSONAL**  
Agent

**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.



