



Parkhurst, Epsom

The **PERSONAL** Agent



# Guide Price £485,000

## Freehold

- Close to outstanding school
- Over 1000 sq ft of flexible accommodation
- Private 70ft x 23ft rear garden
- Driveway with off street parking
- Three bedrooms
- 17ft living room
- Conservatory
- D/S family bathroom
- Close to Long Grove Park
- Potential to extend STPP

Located in a popular residential road on the periphery of Long Grove Park and a short walk from the outstanding and highly requested Southfield Park primary school, this deceptively spacious terraced home warrants immediate viewing to avoid disappointment.

The property has been cleverly extended and provides spacious, particularly well balanced accommodation on both the ground and first floors, making it an ideal layout for modern family living. We believe that this house offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

The surrounding area benefits from hundreds of acres of open parkland, with bridle paths and woodland walks providing easy access to Horton Country Park and the Stamford Green conservation area. This property balances a pleasant residential feel with the convenience of being walking distance of the hustle and bustle of Epsom town centre and mainline railway station.



The ground floor benefits from a spacious entrance hallway providing access to a generous 17ft living room with feature fireplace to the front of the property, which leads on to a large 14ft x 10ft conservatory providing access on to the private garden. There is a nicely proportioned modern kitchen, which sits at the back of the property and has views out on to the garden. The ground floor is completed by a the family bathroom

On the first floor the well balanced accommodation continues with 17ft master bedroom complete with full length built in wardrobes, second double and well proportioned single bedroom, there is also a large fully boarded loft space perfect for hiding away the bits you rarely need.

To the front is a driveway with off street parking, access to the rear via a covered alley way, scope to extend on the ground floor STPP and a 70ft x 23ft Easterly facing rear garden.

The property will make a great family home or has the potential as a great rental investment for any investor looking to expand their portfolio.

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, Virgin Active & 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 - D

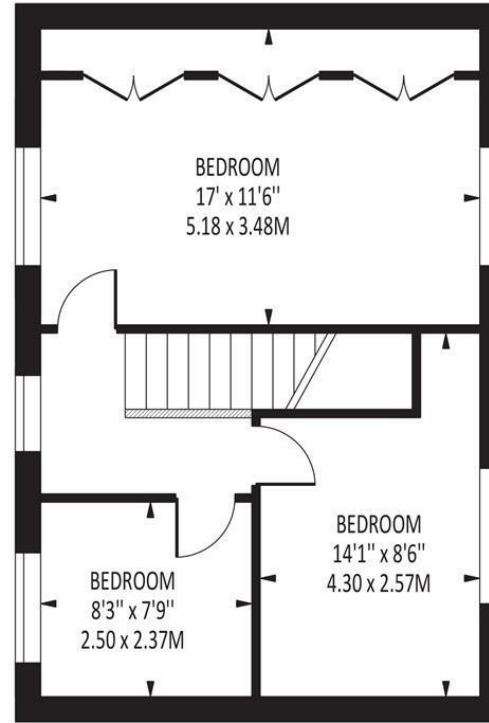
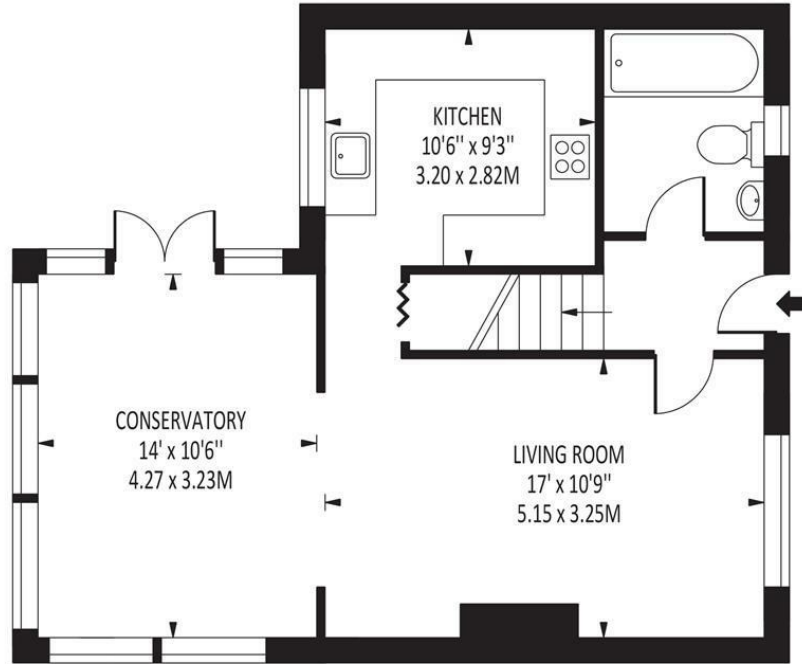












GROUND FLOOR

FIRST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC
	59	75

**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 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

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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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.



