



Bracken Path, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Heart of Stamford Green
- Conservation Area
- No ongoing chain
- Walk to town & station
- Incredible views to the front
- Three bedrooms
- Two reception rooms
- Modern bathroom suite
- Separate cloakroom
- Beautiful landscaped garden

This attractive semi-detached Edwardian cottage is set within the heart of the Stamford Green conservation area and enjoys arguably one of the best positions in this area with wonderful views of Epsom Common nature reserve to the front. Offered with the added benefit of no ongoing chain, the property itself mirrors the superb location it enjoys.

Well maintained by the current owner, the property is presented in very good order which helps create a great overall feel and ambience to this home. Ideally located for outstanding schools, mainline rail links and easy access to the town centre, the property is sure to appeal to a wide range of buyers.

So, if you are looking to downsize but not downgrade, a first time buyer or a purchaser that is looking for that rare blend of a truly rural feel mixed with ultimate accessibility then we would



highly recommend arranging a viewing at your earliest convenience.

Accommodation comprises an enclosed entrance hall, dining room which links to the fitted kitchen creating a great entertaining space, bay fronted living room, modern downstairs bathroom and from a practical sense there is a separate cloakroom too.

On the first floor there are three bedrooms, two of which are genuine double bedrooms and one is a good sized single room. There is also a useful loft storage space too.

Outside there is a secluded rear garden that has been landscaped for easy maintenance.

Stamford Green conservation area enjoys a nature reserve,

picturesque green with duck pond, numerous bridle paths and footpaths through the surrounding woodland and two public houses.

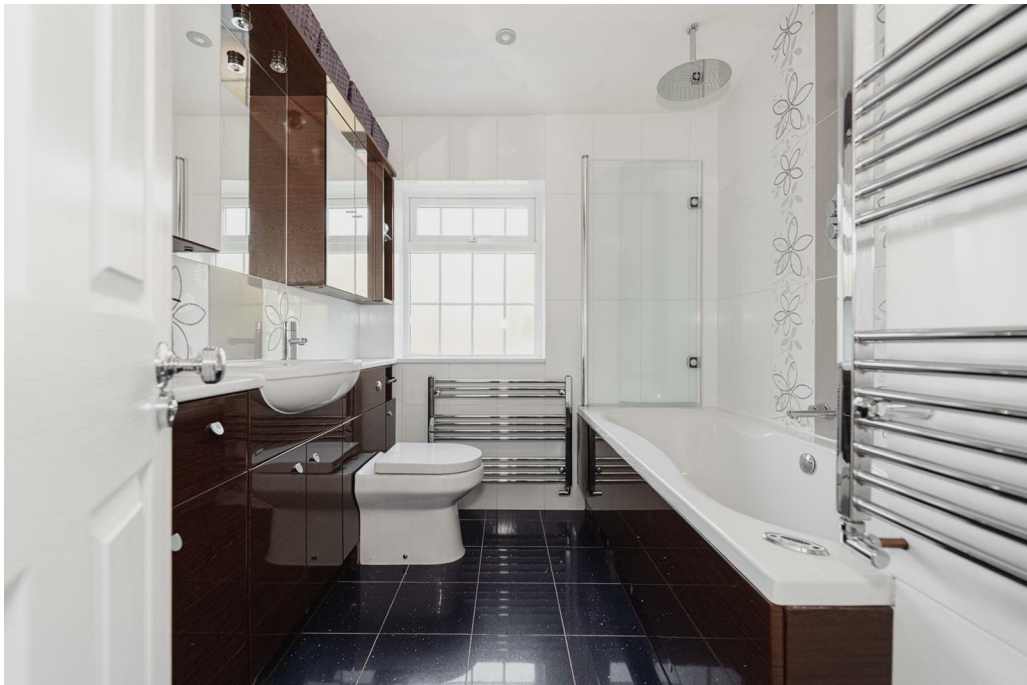
Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station just 12 minutes walk away. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

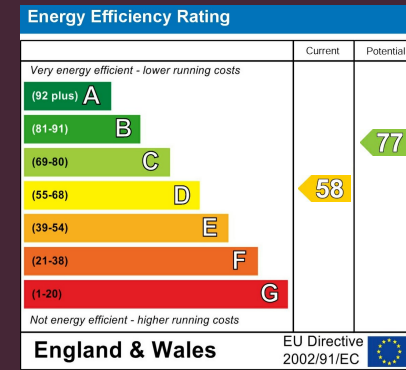
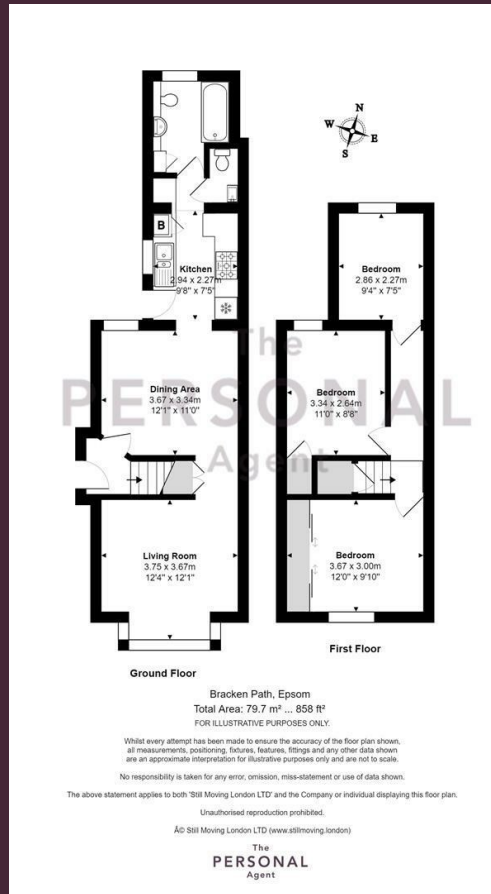
Keys with sole agent, call to view.

Tenure - Freehold

Council tax band - E







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