



Scotts Farm Road, Epsom

The **PERSONAL** Agent

Guide Price £625,000

Freehold

- Well-presented three-bedroom home
- Spacious 19ft living room ideal for entertaining
- Versatile additional reception room/ground floor bedroom
- Two generous double bedrooms on the first floor
- Modern family bathroom
- Ground floor cloakroom for added convenience
- Landscaped and private rear garden
- Substantial outbuilding ideal as a home office, gym, or studio
- Good condition throughout, ready to move straight into
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this stunning and spacious semi detached home set which has been extended and opened up to offer a fantastic family home.

Set on the ever-popular Scotts Farm Road, this well-presented three-bedroom home offers generous and versatile accommodation arranged over two floors, ideal for growing families and those seeking additional workspace.

The ground floor comprises a bright and spacious living room extending to over 19ft, providing an excellent space for both relaxing and entertaining. The adjoining kitchen is well laid out with ample storage and worktop space, conveniently positioned to serve the main living areas. To the rear, a further reception room/bedroom offers flexibility of use, perfect as a guest room, home office, or additional living space, complemented by a nearby cloakroom.

Upstairs, the property continues to impress with two



well-proportioned double bedrooms, both offering comfortable accommodation, along with a modern family bathroom.

Externally, the property benefits from a substantial outbuilding, ideal for use as a home office, gym, or studio, providing excellent additional space for those working from home or requiring storage. The property is presented in good condition throughout, allowing any prospective purchaser to move straight in with minimal fuss.

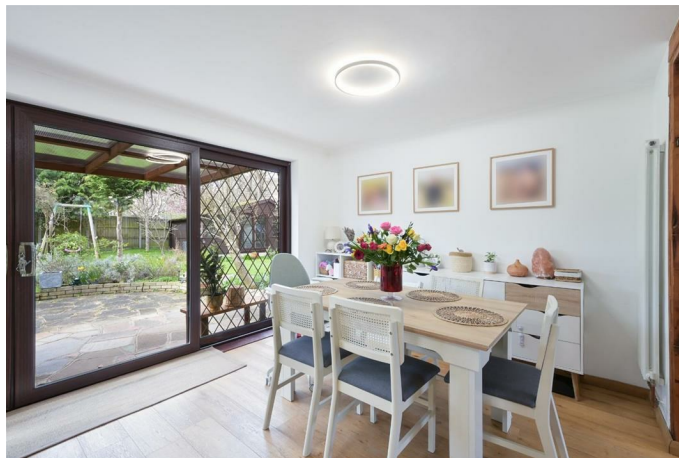
Overall, this is a fantastic opportunity to acquire a flexible and well-maintained home in a sought-after location.

The picturesque Ewell Village around a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course Ewell West, Chessington North and Ewell East stations

with their connections to London are all nearby.

Nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. 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.

Tenure - Freehold

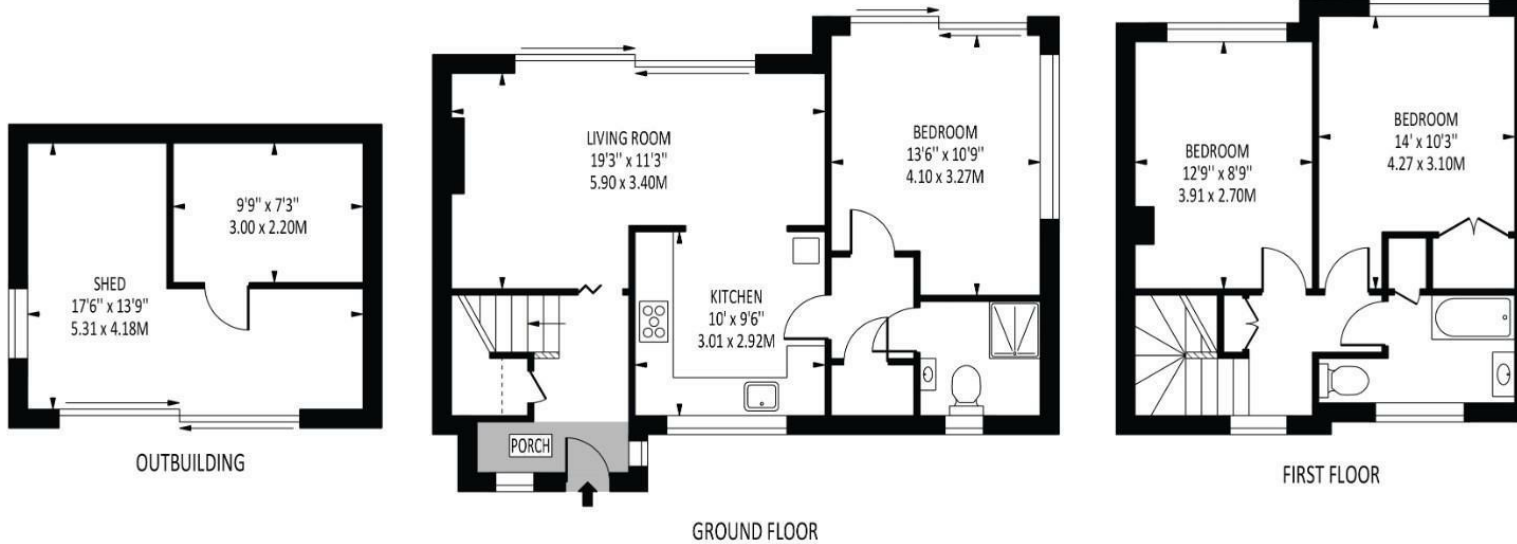




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Total Area: 1212 SQ FT • 112.56 SQ M
(Including Outbuilding)
Outbuilding Area : 239 SQ FT • 22.20 SQ M



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) A		
(81-91) B	89	91
(69-80) C		
(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	

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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.

