



Derek Avenue, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- Semi-Detached
- Five/Six Bedrooms
- Over 1800 SqFt Of Accommodation
- One Bedroom Annex
- Downstairs W/C / Utility
- Spacious Family Bathroom
- 116ft Garden
- 26 x 15ft Garden Outbuilding



The Personal Agent are proud to offer the rare opportunity to buy a five bedroom family home which also has a one bedroom annex which benefits from a kitchen, en suite shower and living room.

The property is ideally located for both families and commuters alike, being within the catchment area of fantastic schools and transport links. The property really must be seen to fully appreciate the space on offer.

The property comprises a porch leading into the entrance hall with access to understairs storage, downstairs w/c/utility room and doors to; Living room with front aspect window, reception/family room which is open plan to the kitchen/dining room, the kitchen comprises a range of eye and base level units, integral oven and hob, space for American style fridge/freezer and other utility, with space for a dining table,

two skylight windows and patio doors opening to the garden.

On the first floor there are five bedrooms, four doubles and a single bedroom, all served by the spacious family bathroom which offers both a freestanding bath and a walk-in shower.

Annex - From the entrance hall there is a door to the annex, it comprises; front aspect living room with access to the kitchen, which offers a range of units and an integral oven with a door to the side of the property, a rear aspect bedroom with fitted wardrobes and an ensuite shower room.

Outside to the front there is a spacious driveway offering ample off street parking with steps down to the entrance with access to the side of the property.

The rear garden measures approximately 116ft with a decked terrace across the rear of the property, the remainder of the

garden is mainly laid to lawn with mature planting leading to the 26 x 15ft outbuilding/summer house which offers flexibility of use.

The property is located within walking distance of Horton County Park with its members golf course, driving range and crazy golf alongside. There is also a private polo club and 400 acres or park land. The property is conveniently positioned within a mile and half of Ewell village and within the catchment of many fantastic local schools and close to West Ewell Station (zone 6) also offers Chessington North Station.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell 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.

Tenure --- Freehold







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

