



Stones Road, Epsom,  
£500,000 - Freehold



**WILLIAMS  
HARLOW**























Williams Harlow - A detached two bedroom bungalow within walking distance of Epsom town centre. Offered without an onward chain and with a mature and impressive rear garden, an easy property layout will suit a range of buyers. Ready to view immediately with Williams Harlow.

### The Property

Bungalows seem to be a rare commodity these days and the added advantage of being detached cannot be under estimated. This is an incredibly easy to use layout, a central hallway with two rooms on either side and the bathroom in front of you. Three rooms, lounge and two bedrooms, have flexibility of use and design to taste. The kitchen has been historically extended and room for a dining table. There is a covered side passage. The décor is liveable with room for modernisation.

### Outdoor Space

- Rear Garden measures 69 ft x 35ft - Pond - Rear Lawn - Rear Patio - Off Street Parking To Front - Path To Door - Side Garden To Front -

### Local Area

Located on the edge of Epsom town centre and in a selection of no through roads, this location is ideal for walking to the many shops, restaurants and transport options on offer. The large Sainsbury's is also just around the corner. Convenience is definitely one of the strongest points for this property.

### Why You Should View

Some buyers need a bungalow, others want property in a certain location; regardless of your search criteria this property has some thing for everyone. Up sizers will love the location and the fact its detached, downsizers will inherently like the convenience and that its a bungalow. All will love that it has no onward chain, off street parking and potential for the future.

### Local Transport

Trains:

Epsom Station 0.5 miles

Ewell West Station 0.8 miles

Ewell East Station 0.9 miles

From Epsom -

Guildford to Waterloo, roughly equidistant 35 mins in either direction

Dorking to Victoria, 15 mins to Dorking 50 minutes to Victoria

London Bridge to Epsom, circa 45 mins

Buses:

166 To West Croydon

293 To Morden

406 To Kingston

S2 to St Helier Via Cheam

### EPC AND Council Tax

TBC and D

### Features

Two Bedrooms - Detached - Off Street Parking - Extended Kitchen - Lounge - Covered Side Passage - Bathroom - Mature Rear Garden Measuring 69 Ft

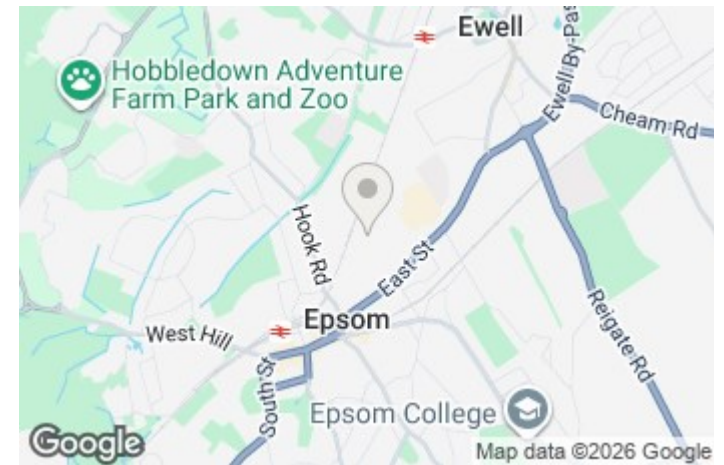
### Benefits

- No Onward Chain - Walk To Epsom Town Centre - Walk To Sainsburys - Walk To Train Stations - Parking - No Through Roads - Walk To Restaurants -

### Why Williams Harlows

We offer specific and professional expertise within this area.

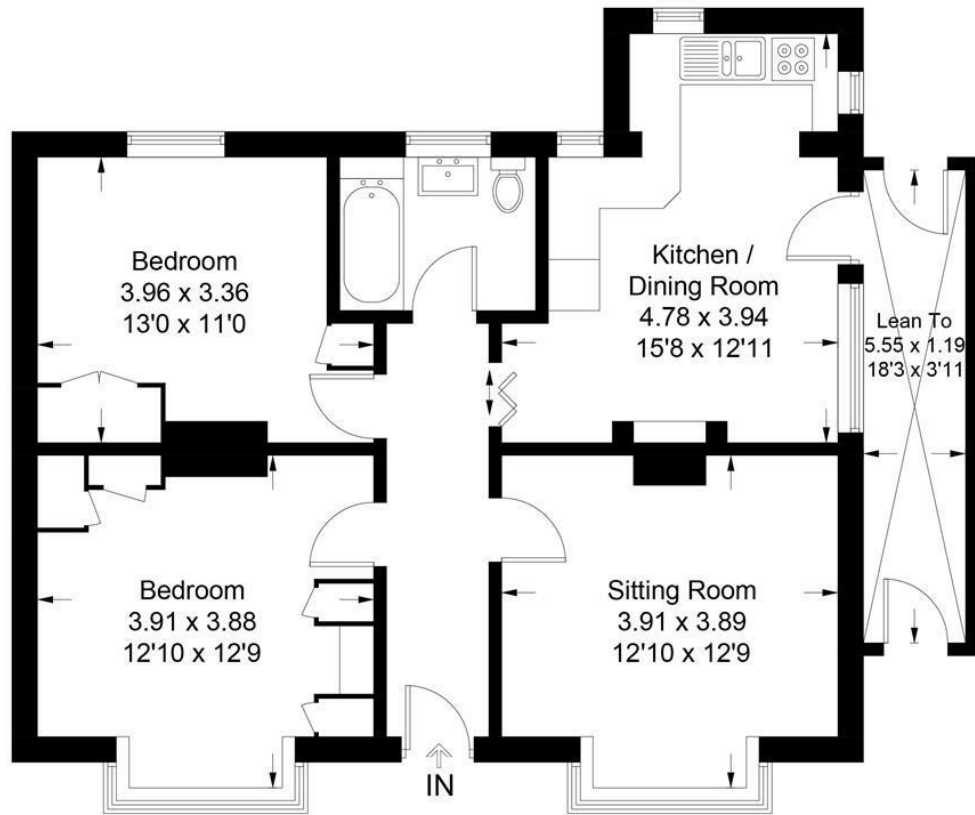
Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.





Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1295324)

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| 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<br>2002/91/EC |

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