



Birches Close, Epsom, KT18 5JG



£930,000

Freehold

- Private Road
- Four bedrooms
- Detached family house
- Quiet Cul de Sac
- Close to Epsom centre
- Potential to modernise and extend
- Secluded rear garden
- No ongoing chain

RARELY AVAILABLE - A superb opportunity to acquire this four bedroom detached family house situated in a private road close to Epsom town centre, and in the catchment area for many local schools.

Whilst the property makes the perfect family house already, it offers huge scope to modernise and extend (Subject to planning permission) to create your dream home. Being on a bold plot the property loans itself to further extensions.

Having not been on the market for over 40 years, we would urge you to arrange a viewing at your earliest convenience. Sole agents



The ground floor comprises an entrance hall, lounge, dining area, downstairs cloakroom, and kitchen.

Upstairs there are four bedrooms and a family bathroom.

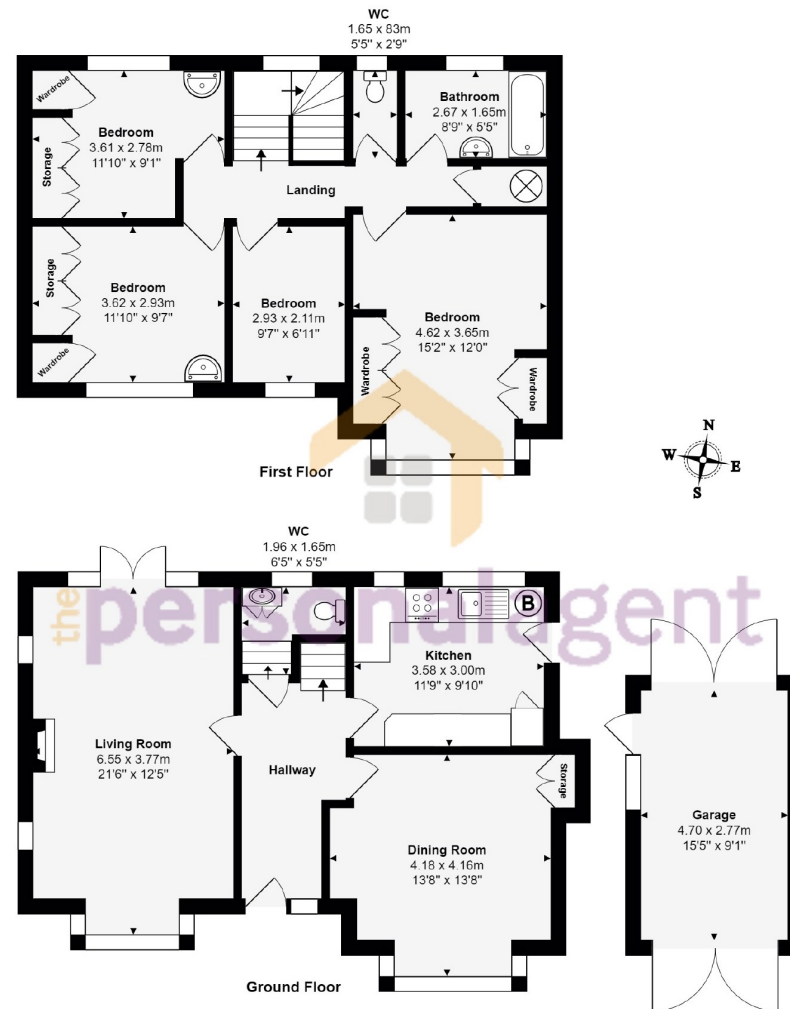
To the front of the property there is a driveway with garage, and to the rear a secluded mature garden.

Nearby 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 & 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.







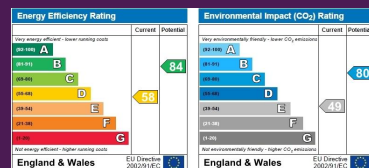
Birches Close, Epsom

Total Area: 137.4 m² ... 1479 ft² (including garage)

All measurements are approximate and for display purposes only



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.



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