



St Johns Avenue, Epsom, KT17 3BE



£930,000

Freehold

4 Bedroom Detached Home
Wallace Fields Catchment
3 Reception Rooms
Kitchen/Breakfast Room
Utility & Downstairs WC
Family Bathroom
Garage & Parking
Large Garden
Superb Position
Walk to Ewell East or Epsom Station

The Personal Agent are delighted to present to the market this spacious family home. Arranged over two floors the property offers well over 1900 sq ft of accommodation and garaging.

An impressive, detached family home set in a superb residential position moments from the outstanding Wallace Fields schools. Home to the current owners for many years, the property has been immaculately kept and offers excellent potential to extend to the side and rear in line with neighbouring properties (STPP).

The house sits comfortably in a mature plot with ample off street parking, garaging and a large, sunny rear garden.



To the ground floor an entrance hall leads through to a generous living room with bay window and fireplace, the fitted kitchen overlooks the beautiful rear garden and has space for a breakfast table, the formal dining room has double doors out onto the patio and a separate utility room. A well proportioned study/family room and a downstairs WC completes the downstairs accommodation.

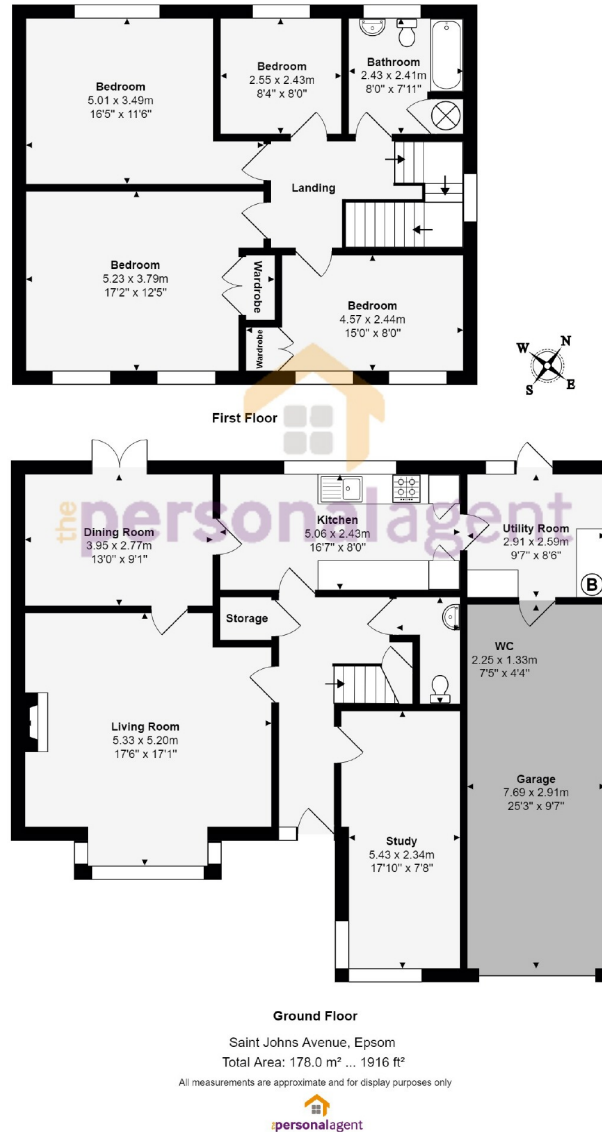
Upstairs four well proportioned bedrooms are served by the family bathroom. Two of the bedrooms benefit from built in wardrobes. The house is already a good size but many neighbouring properties have been extended and (subject to the normal consents) this property offers fantastic potential.

The house is well screened from the quiet road with mature trees, with parking on the driveway and a 25' tandem garage. The rear garden is a delight and is flooded with afternoon sun, there is a large lawn and mature borders, ideal for the children to play or for entertaining friends and family in the Summer months.

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. 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 and offers a good mix of state and independent schools for all age groups.







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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