



Hendon Grove, Epsom, KT19 7LH



£925,000

Freehold

- Detached Family Home
- Sought After Clarendon Park Position
- Six Spacious Bedrooms
- Lounge with Bay Window
- Generous Play Room
- Home Office
- 3 Bath/Shower Rooms
- Landscaped Garden
- Off Street Parking for 3 Vehicles
- Permission for Significant Extension

An impressive light and spacious six bedroom family home with ample space for a large family. Positioned on a secluded corner plot towards the end of a peaceful cul de sac on Clarendon Park. The property offers around 2,200 sq ft of accommodation and garaging arranged over three floors. The house is well presented in neutral decor and has been significantly improved by its current owners with stylish bathrooms, creation of a large play room and beautifully landscaped garden.

The property is offered to the market with no onward chain and benefits from consent (17/00862/FLH) for an architect-designed extension to the rear to provide a stunning kitchen and living area together with conversion of first floor loft space and adjacent bedroom to create a new master suite with two dressing rooms and en suite bathroom.

A generous entrance hall provides access to a bay fronted lounge with feature fireplace, dining room with doors to the rear garden, home office, fitted kitchen and downstairs WC. Accessed from the kitchen is an 18ft by 15ft play room with built in storage wall and utility area converted from the majority of the integral double garage.



To the first floor there are four double bedrooms, all of which have built in wardrobes. The bay fronted master bedroom enjoys a refitted en suite bathroom and there is an additional family bathroom upgraded in the same clean modern style. On the second floor is a modern shower room shared by two further double bedrooms, one of which is currently used as a wellness and fitness room with a two person sauna. The front of the property offers off-street parking for three cars and has ample storage space (15ft x 6ft) in the remainder of the garage. The low-maintenance largely walled rear garden extends from the dining room via a block paved patio down to a circular artificial grass lawn providing all weather amenity.

Low brick walls provide informal seating and form raised beds planted with perennials and climbing roses, with an allotment bed stocked with herbs and soft fruits. Completing this family-friendly garden with sunny aspect are a west-facing summer house with attached potting shed and further play shed. The location is fantastic with direct access to Horton Country Park and easy access to David Lloyd leisure centre. Within the catchment area for an 'outstanding' Ofsted rated primary school. Epsom town centre is a short distance away with regular bus service and Ewell West (zone 6) railway station is approximately 1.0 mile away.

Freehold





Hendon Grove

Approximate Gross Internal Area = 194.9 sq m / 2098 sq ft
 (Including Attic Room)
 Double Garage = 7.4 sq m / 80 sq ft
 Total = 202.3 sq m / 2178 sq ft

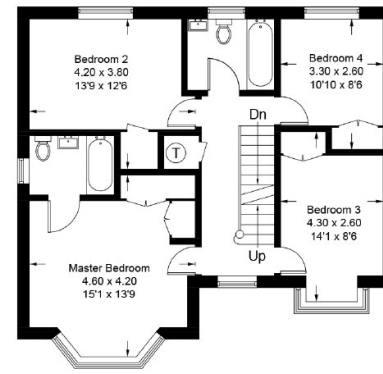
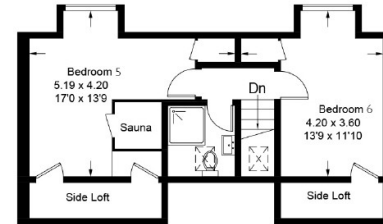
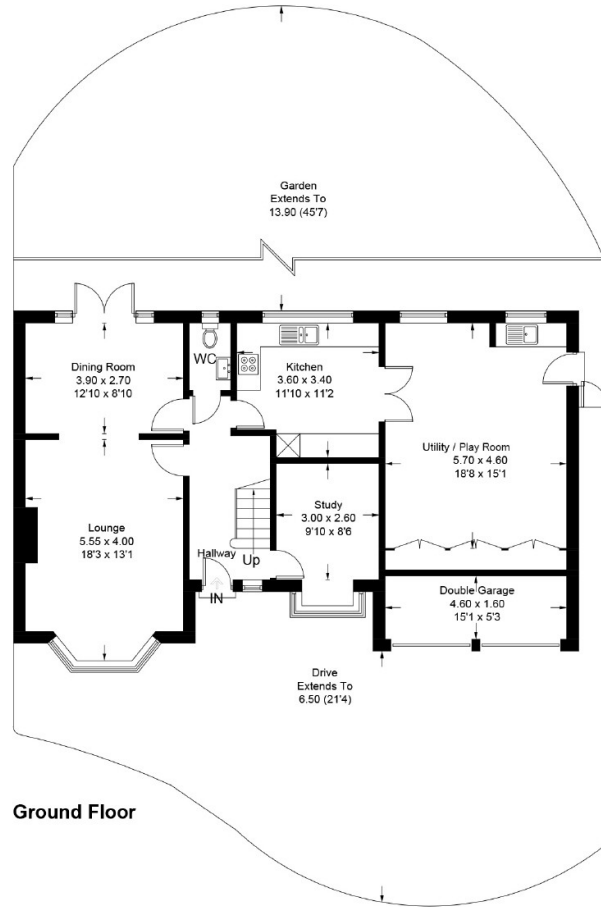


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency: Current 63, Potential 68
 Environmental Impact: Current 57, Potential 62

2 West Street, Epsom, Surrey, KT18 7RG, England
 Tel: 01372 745850
 Email: richard@thepersonalagent.co.uk
 www.thepersonalagent.co.uk



