



Higher Green, Epsom, KT17 3BB



£1,050,000

Freehold

- Attractive Detached Home
- Four Bedrooms
- Three Receptions
- Kitchen
- Family Bathroom & Two WC's
- Large Garage to Side
- Beautiful Westerly Backing Garden
- Superb Location
- Excellent School Catchments
- Vendor Suited

Set in one of the areas most sought after roads and located firmly in the catchment area for Wallace Field Schools this wonderful detached home must be viewed to be fully appreciated. Home to the current owner for around 50 years the property offers excellent scope for renovation and extension (STPP) and enjoys a stunning Westerly backing rear garden.

Currently consisting of four bedrooms, three reception rooms, kitchen, family bathroom and two WC's the property should offer similar potential to extend as many of the neighbouring homes have already done (STPP), and with a garage to the side there is plenty of space to do so.



The Personal Agent are delighted to present to the market this attractive, detached family home. Available for the first time in some fifty years the house enjoys a superb position, large westerly backing plot and huge scope for extension STPP.

Arranged over two floors the property features an entrance porch, pleasant entrance hall, cloakroom, large dining room overlooking the front aspect, sitting room and sun lounge, the kitchen overlooks the rear garden. Upstairs there are four bedrooms, the family bathroom and separate WC.

All of the rooms enjoy a pleasant outlook either over the beautiful rear garden or over the green to the front.

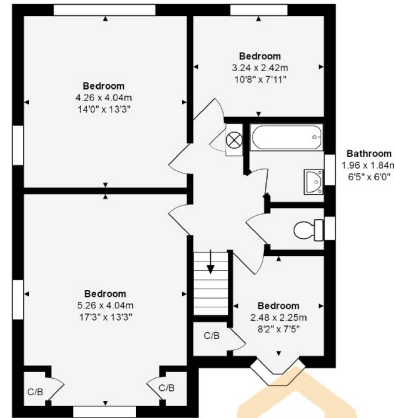
The property enjoys an impressive frontage and a stunning rear garden. Extending to well over 100 ft and mainly laid to lawn with mature borders, shrubs and fruit trees. There is a tandem garage to the side of the house and ample parking to the front.

The property sits on a quiet road within walking distance of two mainline (Zone 6) stations with connections to Waterloo and Victoria. The property also benefits from being close to both outstanding state and independent schools such as Epsom College, Glynn, and Wallace Fields to name but a few. Additionally the close proximity to the prestigious RAC Golf & Country club is of huge benefit as well as being within thirty minutes of London Heathrow and London Gatwick.

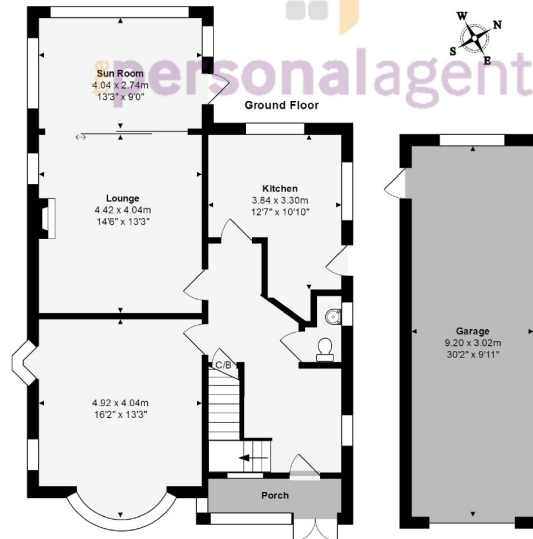




First Floor



Ground Floor



Higher Green, Epsom

Total Area: 148.8 m² ... 1602 ft² (excluding 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC

2 West Street, Epsom, Surrey, KT18 7RG, England

Tel: 01372 745850

Email: richard@thepersonalagent.co.uk

www.thepersonalagent.co.uk



