

Heatherside Road, Epsom, KT19

£600,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to present this substantial three-bedroom semi-detached family home located on the ever-popular Heatherside Road in Epsom. Having been in the same family for over 50 years, this much-loved property is now ready for new owners to put their own stamp on it. The house has already been extended to the rear, offering spacious and flexible ground floor accommodation including two large reception rooms, a bright dining area, and a separate kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom, with a staircase leading to a bonus loft room, ideal as a study or hobby space (please note this room may not currently meet modern building regulations). One of the standout features is the exceptionally large rear garden, extending to over 100ft, perfect for families, keen gardeners, or those simply looking for outdoor entertaining space.

Large double reception rooms and separate kitchen **Huge 100ft private rear garden**

Extended to the rear with versatile living space

Requires modernisation – perfect project to create your dream home

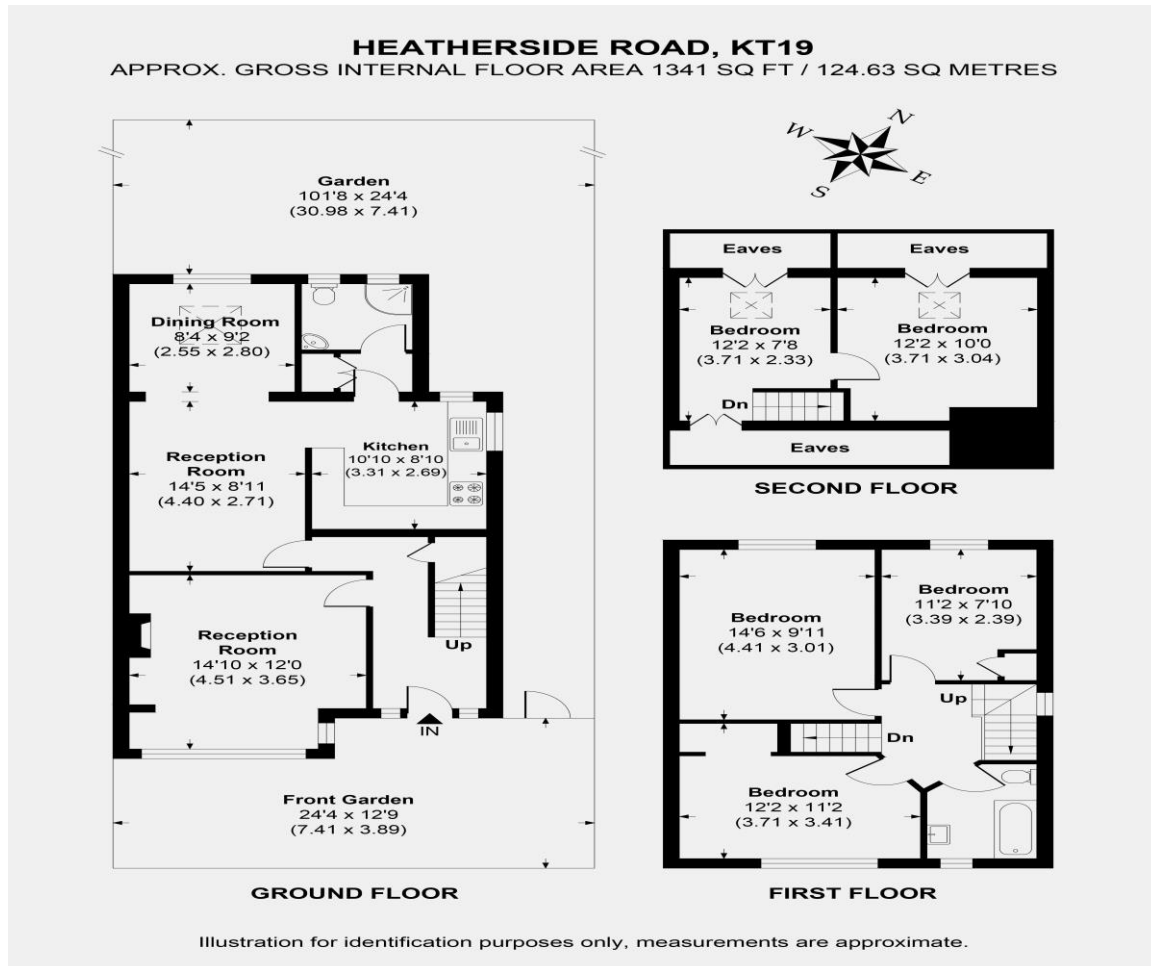
Three generous first floor bedrooms plus bonus loft rooms

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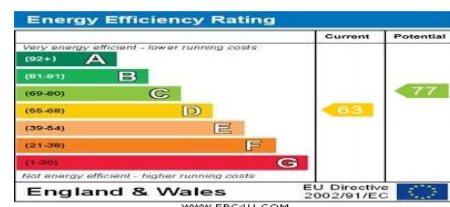


Tenure: Freehold

Council Tax: E

Local Authority: Epsom & Ewell Borough Council

EPC Rating: D



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.