



Worple Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,500,000 Freehold

- 5747 Sq ft of accommodation
- Detached character property
- Close to the Town Centre & Park
- No ongoing chain
- 100ft x 47ft rear garden
- 47ft x 40ft driveway & frontage
- Huge potential to return to former glory
- Approximately 0.228 of an acre plot
- Accommodation laid out over four floors
- High ceilings throughout



A rare opportunity to acquire this substantial detached character home that is located within a sought after central location of Epsom and provides over 5700 Sq. Ft. of accommodation.

The former care home now provides the exciting opportunity to be returned to its former glory as a family home with the sizable accommodation particularly suiting a large family or potentially bringing the opportunity of comfortably housing three generations under one roof.

Whilst it is undeniable that the property requires full updating and general modernisation, we believe that this flexible home offers the perfect opportunity for the new owner to place their own stamp on it, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The property is located in a desirable road close to Rosebery Park yet within close walking distance of Epsom town centre and railway station.

With a plot that is approximately 0.228 of an acre, it's no surprise that the garden impresses, measuring 100ft x 47ft. and enjoying good privacy from the large neighbouring family homes. The frontage also doesn't disappoint with ample parking measuring approximately 47ft x 40ft.

As the property currently has consent for use as a care home, the building will require change of use to become a private dwelling (subject to planning consent). Although this is expected to be a mere formality, we would always suggest any interested purchaser carry out their own checks.

We are proud to be working alongside our esteemed colleagues at Michael Everett on this sale and urge any interested person to contact us for more information.

Worples Road is a highly sought after location on the South side of Epsom. It is situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, but also only a short walk from open parkland and ancient woodland providing a perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.

Tenure - Freehold
Council tax band - G





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Worple Road, Epsom
Total Area: 475.9 m² ... 5122 ft² (excluding eaves storage)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, volume, fixtures, fittings and any other data shown are an approximate representation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.
© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
Agent



EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

