



Worple Road, Epsom

The **PERSONAL** Agent

# Fixed Asking Price

## £1,300,000

### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Worple Road, Epsom  
 Total Area: 475.9 m<sup>2</sup> ... 5122 ft<sup>2</sup> (excluding eaves storage)  
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