



Oakmead Green, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £350,000 Leasehold

- Over 60's retirement development
- No onward chain
- Secluded cul-de-sac with communal gardens
- Two nicely proportioned bedrooms
- Private South/Westerly facing patio garden
- 17ft living/dining room
- Semi-detached bungalow
- Scope to customise to individual specification
- Viewing essential to appreciate position
- Garage in nearby block + residents parking

Tucked away in a secluded cul-de-sac position within the heart of this highly sought-after over 60's retirement development, close to the beautiful open spaces of Ashted Common, Epsom Common and the Stamford Green conservation area, this rarely available semi-detached bungalow benefits from its own private garage and no ongoing chain.

The property offers bright and light accommodation, laid out over a single storey and is in a peaceful development that is extremely well situated, just a short walk from the Dorking Road convenience store, a bus stop and Epsom General Hospital.

This tranquil development with its attractive green spaces is only a mile from Epsom Town Centre and Ashted Village. The area is very well served by regular trains from Epsom Station to both London Waterloo and London Victoria. M25 junction 9 is just a five minute drive away and both Gatwick and Heathrow airports are within driving distance.



This home offers a spacious living/dining room with patio doors onto a patio area, a fitted kitchen, a bathroom, generous double bedroom and a practical second smaller double bedroom that offers flexibility to be used as a dining room or study.

The property is a blank canvas and the layout is well-balanced and offers the flexibility to make this home your own. It is double glazed throughout, has had new carpets fitted and pets are permitted at this development. The property is completed by a private garage which is en bloc and associated with only a handful of these wonderful bungalows.

This semi-detached bungalow offers a private and secluded setting, with the additional benefits of communal facilities, attractive gardens, an active social scene, an onsite warden and a guest flat available for occasional use. The communal areas include laundry facilities and a residents' lounge that has regular activities and social events for those wishing to take part.

If you are considering making a downsize move we would recommend that you view this property. Such is the rarity of this opportunity we are inviting applicants to lodge their immediate interest, at which point we will arrange your private showing.

Tenure - Leasehold  
Length of lease (years remaining) - 87  
Annual ground rent amount (£) - Peppercorn  
Annual service charge amount (£) - 3895.39  
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore, you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





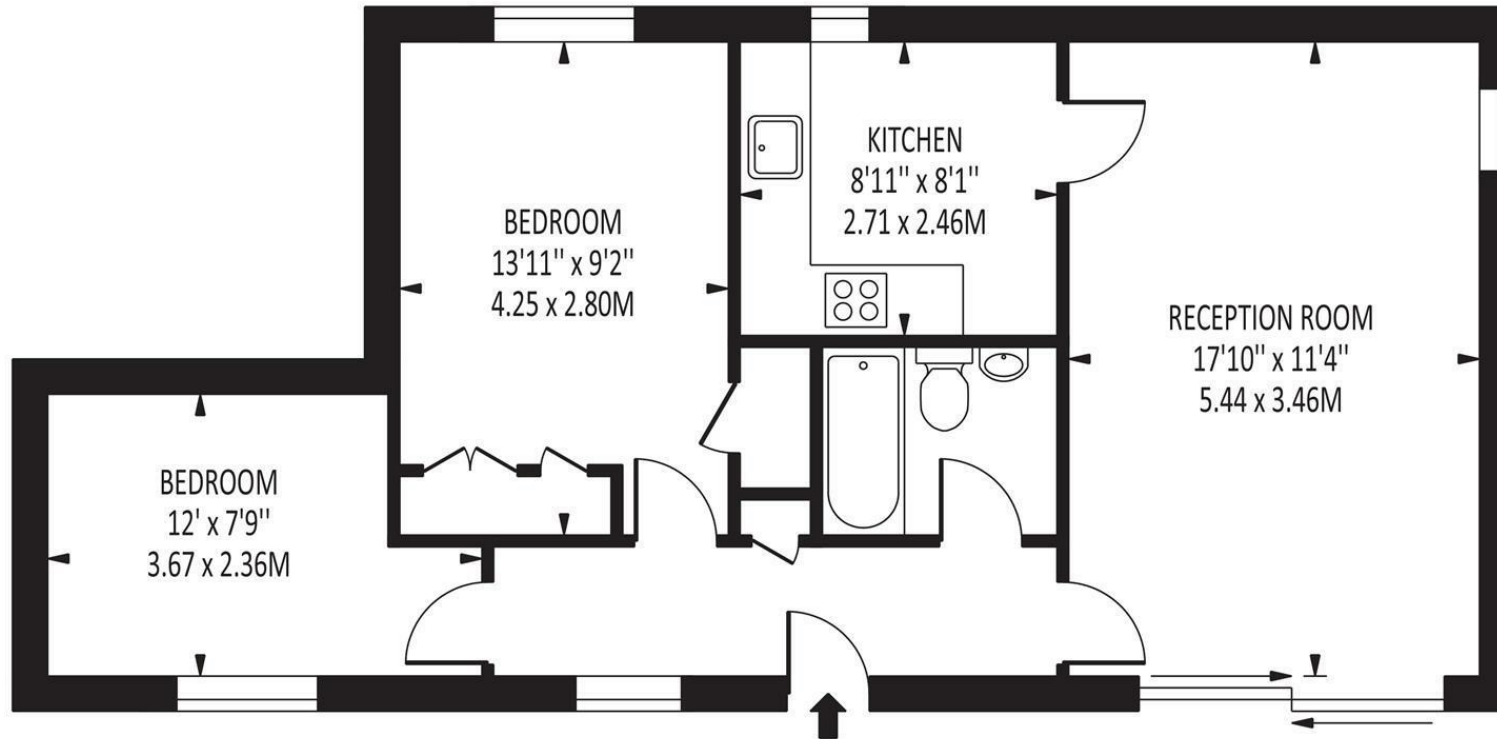




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Oakmead Green  
Total Area: 612 SQ FT • 56.88 SQ M



Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</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	

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**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.



