



Stamford Green Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- Heart of a picturesque conservation area
- Cleverly reconfigured with stylish decor
- Moments from nature reserve & woodland
- Three generous bedrooms
- Living room & work from home study
- Stunning kitchen/dining room
- Ensuite shower room & family bathroom
- Downstairs cloakroom & utility space
- Close to Town, Station & outstanding schools
- Planning permission approved for loft conversion



Set within the heart of the Stamford Green conservation area, this spacious semi-detached home has been the subject of a comprehensive refurbishment program, which enjoys stylish and contemporary design touches that seamlessly blend with a practical and homely feel throughout.

The cleverly designed accommodation provides the perfect layout for family living with defined reception areas that seamlessly flow into each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly day to day life.

The property itself is a real gem and has been re-configured and finished to the owners' exacting standards. The simply stunning open plan kitchen/dining room creates the ultimate first impression which alongside the numerous other stand out features really delivers that 'wow' factor. Finding a more flexible home in this most sought after of locations would be a very difficult task indeed.

As soon as you step through the front door its easy to see the tons of natural light and a superb high level finish throughout. The entrance hall gives access to both the living room and the work from home study, whilst a stunning open plan reception space to the rear which incorporates a well equipped kitchen and dining area with bi-folds opening to the garden really set the tone for this property. From a practical sense the ground floor is completed by a downstairs cloakroom and utility space.

On the first floor there is a generous master bedroom with ensuite shower room, two further very nicely proportioned bedrooms that can be used as double rooms and a absolutely beautiful family bathroom.

Further noteworthy points include a great rear garden which enjoys an almost direct Easterly aspect and a practical size with decked terrace, paved patio and lawned area as well as a garden shed and side access. There is also previous planning permission approved to convert and extend into the loft space if

required.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station which is approximately 0.7 mile away. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

Tenure - Freehold
Council tax band - E

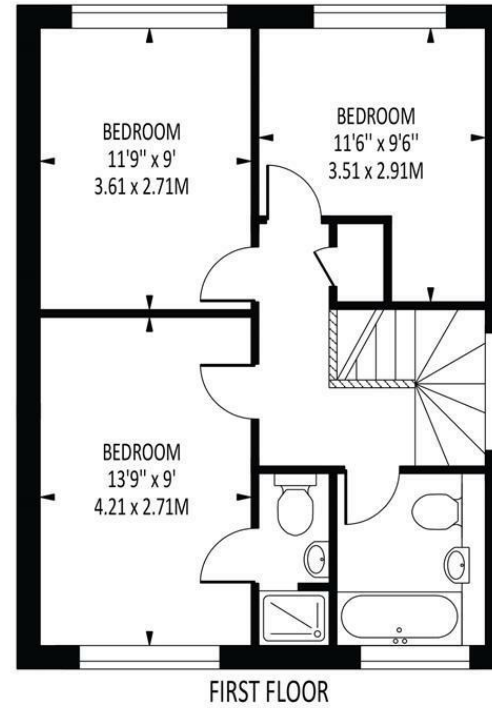
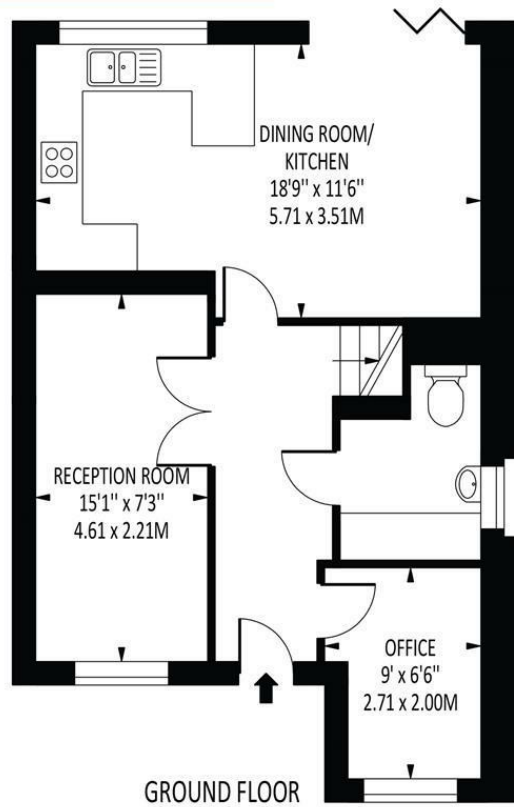




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Stamford Green Road
Total Area: 1004 SQ FT • 93.24 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

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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
01372 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.



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