



St. James Avenue, Epsom

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Sought after private road
- 1977 sq ft of space / 0.21 of an acre plot
- South/Easterly facing 130ft x 50ft gardens
- Four generous bedrooms
- Two ensembles & family bathroom
- Two reception rooms & conservatory
- Large kitchen/dining room
- Downstairs cloakroom & utility room
- Huge scope to extend this home STPP
- Close to outstanding schools & station



Nestled within arguably one of the most desirable and rarely available private cul-de-sacs, this detached family home is not only excellently positioned within the catchment areas of outstanding primary and secondary schools, but also just a short distance away from Epsom town centre, the historic Ewell Village and Ewell East railway station which is just 0.40 of a mile away.

Constructed only 27 years ago, it's a true rarity to find a modern home that sits on a plot size of 0.21 of an acre, especially within a location as great as this. The beautiful south/easterly facing garden presents the ultimate first impression with the property benefitting from a great amount of natural light throughout but with scope to extend and create more space if required, subject to the usual planning consents.

The position within St. James Avenue is truly enviable and the property itself enjoys a welcoming and open feel the moment you step into the entrance hall. Coupled with the generous space it provides and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive home within this location will be a very difficult task indeed.

To say that this property offers genuine flexibility of space is an understatement, with its two great reception rooms, conservatory/garden room with underfloor heating, four well proportioned bedrooms, all of which have fitted wardrobes, generous kitchen/dining room, utility room, downstairs cloakroom, two ensuite shower rooms and a family bathroom with jacuzzi bath, it can easily cater for the needs of any growing family. Not to forget about the large double garage and carriage driveway which both help to ensure this property really stands out from the crowd.

The 130ft x 50ft South/Easterly facing rear garden enjoys genuine privacy with mature flower and shrub borders, large lawned areas and a paved terrace area at the rear of the home which is perfect for al-fresco dining. There is also lots of scope to create a garden outbuilding at the rear of the plot, without compromising any garden space.

The need to view this property to fully appreciate the space it delivers cannot be overlooked, as at first glance you simply cannot appreciate its offerings. Once inside, the well designed accommodation as well as the vast amount of natural light it enjoys will certainly make you think more than twice about securing this rarely available and well positioned home.

The area abounds with plenty of Greenbelt countryside within walking distance, most closely is Priest Hill nature reserve and Alexandra Park which are both just a short walk away. The open spaces of Epsom Downs are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits including many great golf courses, and David Lloyd and Rainbow Leisure Centre are both in close proximity.

Tenure - Freehold
Council tax band - G



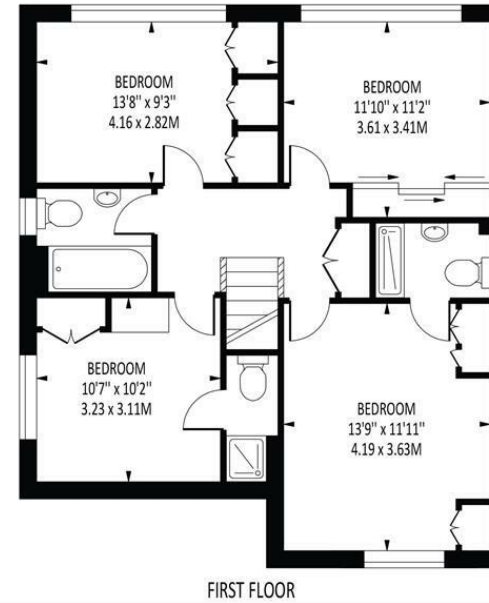


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St. James Avenue

Total Area: 1977 SQ FT • 183.71 SQ M
(Including Garage)
Garage Area : 303 SQ FT • 28.15 SQ M



Disclaimer: For Illustration Purposes only

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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
	67	81

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.



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