



Old Bridge Lane, Epsom

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- Heart of Wallace Fields area
- No chain
- Rarely available position
- Small private cul de sac
- Almost 2000 sq ft of space
- Three bedroom detached
- 89ft x 38ft South/East garden
- Double detached garage
- Carport and driveway
- Two sizeable receptions

****NO CHAIN**** Occasionally, we come across a property that is so wonderfully unique in both structure and position that finding the right words to provide a fitting introduction can be a challenge, this is one of those times.

This detached character home is believed to date back to 1913 and is nestled within a small, private cul de sac of just three other homes in the very heart of the Wallace Fields area of Epsom.

The property is just a short walk to the much requested Wallace Fields primary and junior school and also within the catchment area for outstanding Glyn and Rosebery secondary schools. The property is within walking distance and equidistance of Epsom railway station and East Ewell station with excellent links serving both London Victoria, Waterloo and London Bridge.



Please call to secure your private appointment to view. Sole agent.

As you step through the garden gate and wander down the pathway to the front door the wonderful feel of the property is immediately evident. With a wealth of character and charm throughout, once inside you can enjoy the generous lounge/dining room with working fireplace, kitchen/breakfast room and spacious garden room that all seamlessly flow into each other creating a flexible ground floor layout that is completed by a small study/nook and a ground floor cloakroom.

The first floor accommodation continues to impress with three genuine double bedrooms all of which have a lovely outlook and a family bathroom suite.

The front garden is wonderfully mature and secluded with a genuine cottage feel, whilst the rear garden benefits from the coveted South/Easterly aspect and again benefits from amazing privacy from the few neighbouring homes. Measuring an impressive 89ft x 38ft with access at the rear to a large detached double garage/workshop with a covered carport and driveway to the front.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council tax band - E



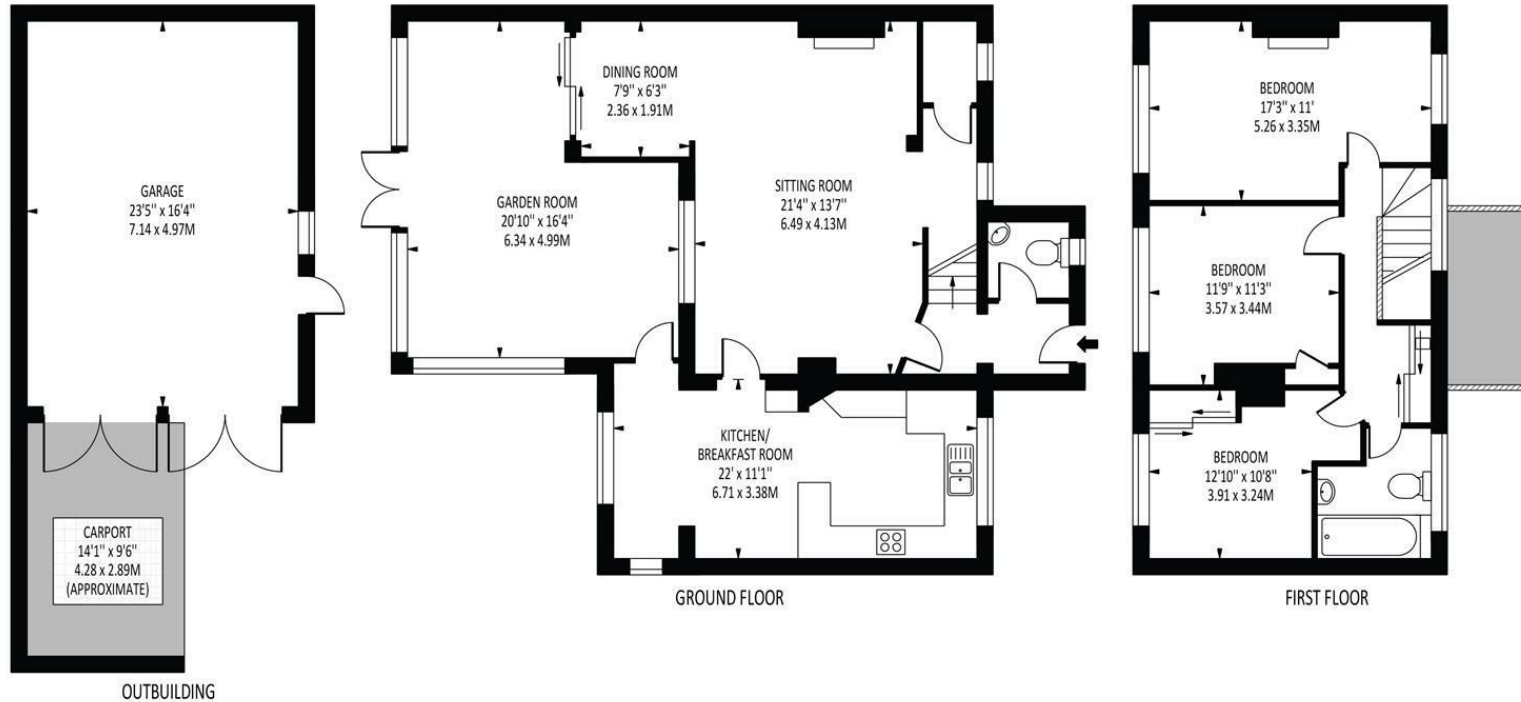


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Total Area: 1955 SQ FT • 181.62 SQ M
(Including Garage)
Garage Area: 382 SQ FT • 35.49 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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