



Parklawn Avenue, Epsom

The **PERSONAL** Agent

Offers In Excess Of £750,000 Freehold

- Cleverly extended family home
- Three double bedrooms
- 17ft kitchen linking to dining room
- Living room & family room
- Study/home office/bedroom four
- Downstairs shower room & main bathroom
- Westerly facing garden with decked terrace
- Private driveway & attached garage
- Excellent school catchment
- Easy walk to town & station



The Personal Agent are proud to present this spacious semi-detached family home located in a highly desirable road close to Stamford Green Conservation area yet within easy walking distance of Epsom town centre and railway station.

The property benefits from well presented, flexible and spacious accommodation and enjoys an excellent position within the road itself, with a Westerly facing rear garden, a garage and a private driveway with ample parking to the front too.

Set on the periphery of the Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park and Ashted Common. Approximately 250 metres from the property is the picturesque green, duck pond and the public house, with the town centre and railway station just a ten minute walk away it is hard to imagine a better located home.

Stepping through the front door into the double height entrance hall, the great feel of this home is immediately apparent, as is the flexible nature of the accommodation and amount of natural light.

The bay fronted living room provides the perfect area to relax in, there is a great family room with doors to the terrace and the 17ft kitchen links directly to the dining room which helps make it a great entertaining space. The study is a good size and could also be utilised as a fourth bedroom if required and the ground floor is completed by an incredibly useful downstairs shower room. Upstairs there are three excellently proportioned bedrooms and a smart, modern family bathroom.

The garden of this property is fantastic and enjoys a Westerly aspect with the last of the evening sun hitting the decked terrace, making it the perfect place to relax and take a sundowner at the end of a busy day. From the property there a steps down to the generous lawned area which is a private and completely secure space that is the perfect area for young children to let of steam.

Parklawn Avenue is a highly sought-after and rarely available road located on the West 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 the open spaces of the Stamford Green conservation area 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.

Sole agent. Call to view.

Tenure - Freehold
Council tax band - E



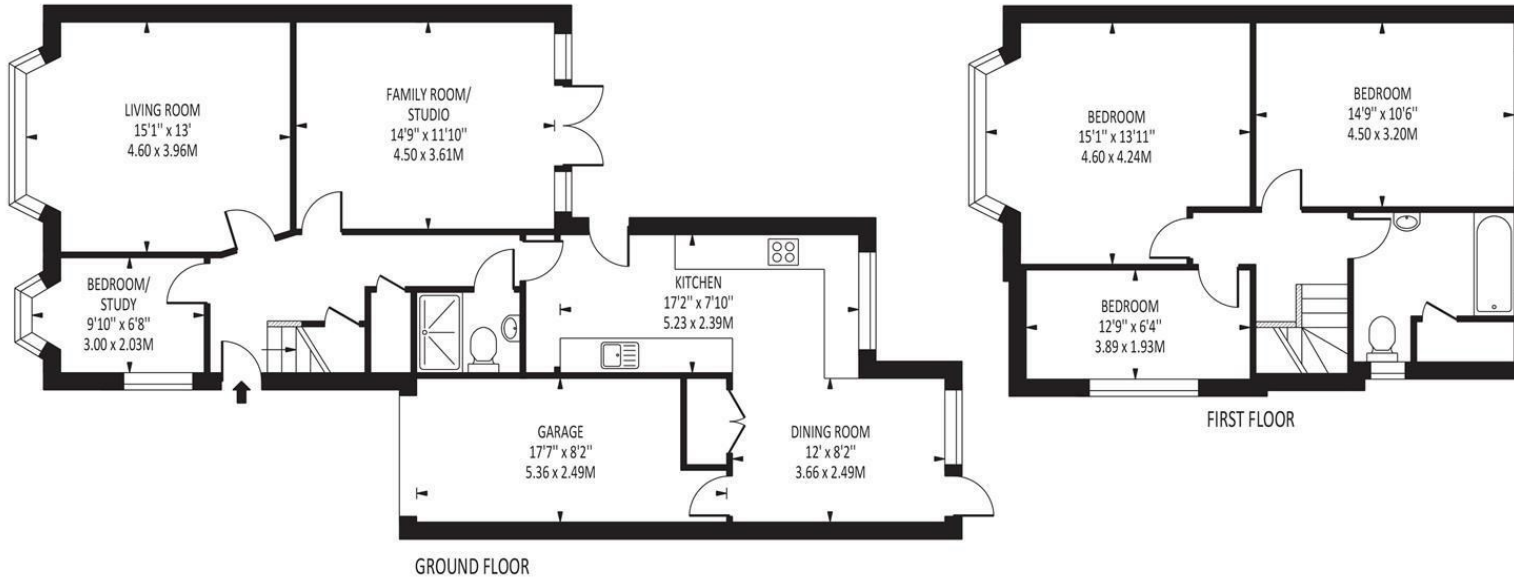


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Parklawn Avenue

Total Area: 1554 SQ FT • 144.36 SQ M
(Including Garage)

Garage Area: 132 SQ FT • 12.22 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only
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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
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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Agent

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