



6 Avenue Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,400,000 Freehold

- No chain
- An impressive plot of 0.41 of an acre
- Detached Arts and Crafts home
- Four generous bedrooms
- Three reception rooms
- Kitchen breakfast room
- 18ft x 16ft conservatory
- Utility room & d/s cloakroom
- 175ft mature rear garden
- Carriage driveway and detached garage



**** NO CHAIN**** Welcome to this charming detached Arts and Crafts family home located at Cedar Lodge, Epsom. This beautiful home offers a perfect balance between town and country living, making it an ideal retreat for those seeking a peaceful yet convenient lifestyle.

With four bedrooms, two bathrooms, and two spacious reception rooms, this property provides ample space for a growing family or those who love to entertain. The kitchen/breakfast room is perfect for enjoying morning coffees or preparing delicious meals, while the stunning garden room offers a tranquil space to relax and unwind.

Situated on a generous plot of 0.41 of an acre, this home boasts a large carriage driveway and a detached garage, providing plenty of parking space for you and your guests. The excellent school catchment area ensures a quality education for your children, while the short walk to town and the station offers easy access to amenities and transportation links.

Don't miss the opportunity to make this delightful property your new home, where you can enjoy the best of both worlds - the tranquillity of the countryside and the convenience of urban living.

The ground floor accommodation benefits from well proportioned rooms and comprises a large and welcoming reception hall, double aspect living room with working fireplace that links by French doors to the garden, separate family room with another feature fireplace, kitchen/breakfast room that leads to the stunning 18ft x 16ft conservatory, generous utility room and a downstairs cloakroom.

As you walk up the stairs you will see a large window framing the mature rear garden which allows the light to flood in. The impressive space continues on the first floor with a large principal bedroom that enjoys ample storage, a guest bedroom with ensuite shower room and two further generous bedrooms, a study and a well presented family bathroom.

The garden which measures approximately 175ft is a particular feature of the property with incredible privacy and seclusion, there are manicured lawns with mature trees and shrub borders and several defined seating areas allowing you to enjoy the sunshine at different parts of the day.

Avenue Road is a highly sought after location on the South 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

open parkland and ancient woodland providing a perfect balance between town and country living.

The outside space is completed by a large driveway for multiple vehicles, electric charging pod point and detached garage with mezzanine which is big enough to house a car.

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.

Tenure - Freehold
Council tax band - G





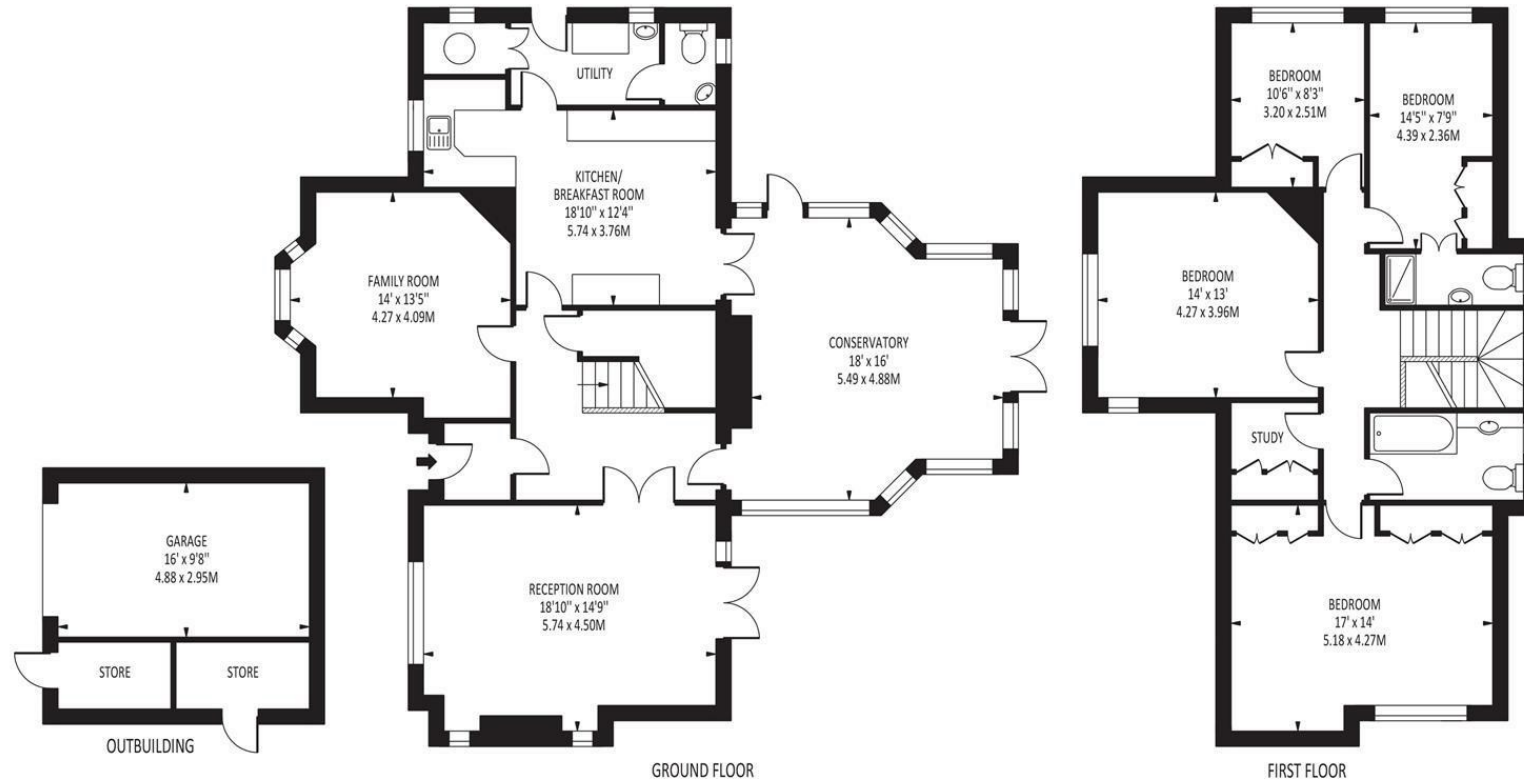


Cedar Lodge

Total Area: 2335 SQ FT • 216.96 SQ M

(Including Outbuilding)

Outbuilding Area: 232 SQ FT • 21.56 SQ M



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	

75

57

Disclaimer: For Illustration Purposes only

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