



Oakmead Green, Epsom

The **PERSONAL** Agent

Guide Price £360,000

Leasehold

- Over 60's retirement development
- No onward chain
- Two spacious bedrooms
- Large living/dining room
- Modern shower room
- Direct access to private patio
- Modern kitchen



Tucked away in a secluded cul-de-sac position within the heart of this highly sought-after over 60's retirement development, close to the beautiful open spaces of Ashted Common, Epsom Common and the Stamford Green conservation area, this rarely available semi detached bungalow benefits from its own patio and garden to the back of the property, which is the perfect place for watching the world go by and no ongoing chain.

The property, which in our opinion occupies one of the prime sites at Oakmead Green, offers bright and light accommodation, laid out over a single storey. The property is in a peaceful development that is extremely well situated, just a short walk from the Dorking Road convenience store, a bus stop and Epsom General Hospital.

This tranquil development with its attractive green spaces is only a mile from Epsom Town Centre and Ashted Village. The area is very well served by regular trains from Epsom Station to both London Waterloo and London Victoria. M25 junction 9 is just a five minute drive away and both Gatwick and Heathrow airports are within driving distance.

This neutrally decorated property offers a spacious living/dining room, a

fitted kitchen, a modern shower room, generous double bedroom and a practical second smaller double bedroom that offers flexibility to be used as a dining room or study.

The layout is well-balanced, ready to move into and offers the flexibility to make this home your own, it is double glazed throughout with electric heaters and pets are permitted at this development.

This semi-detached bungalow offers a private and secluded setting, with the additional benefits of communal facilities, attractive gardens, an active social scene, an onsite warden and a guest flat available for occasional use. The communal areas include laundry facilities and a residents' lounge that has regular activities and social events for those wishing to take part.

If you are considering making a downsize move we would recommend that you view this property. Such is the rarity of this opportunity we are inviting applicants to lodge their immediate interest, at which point we will arrange your private showing.

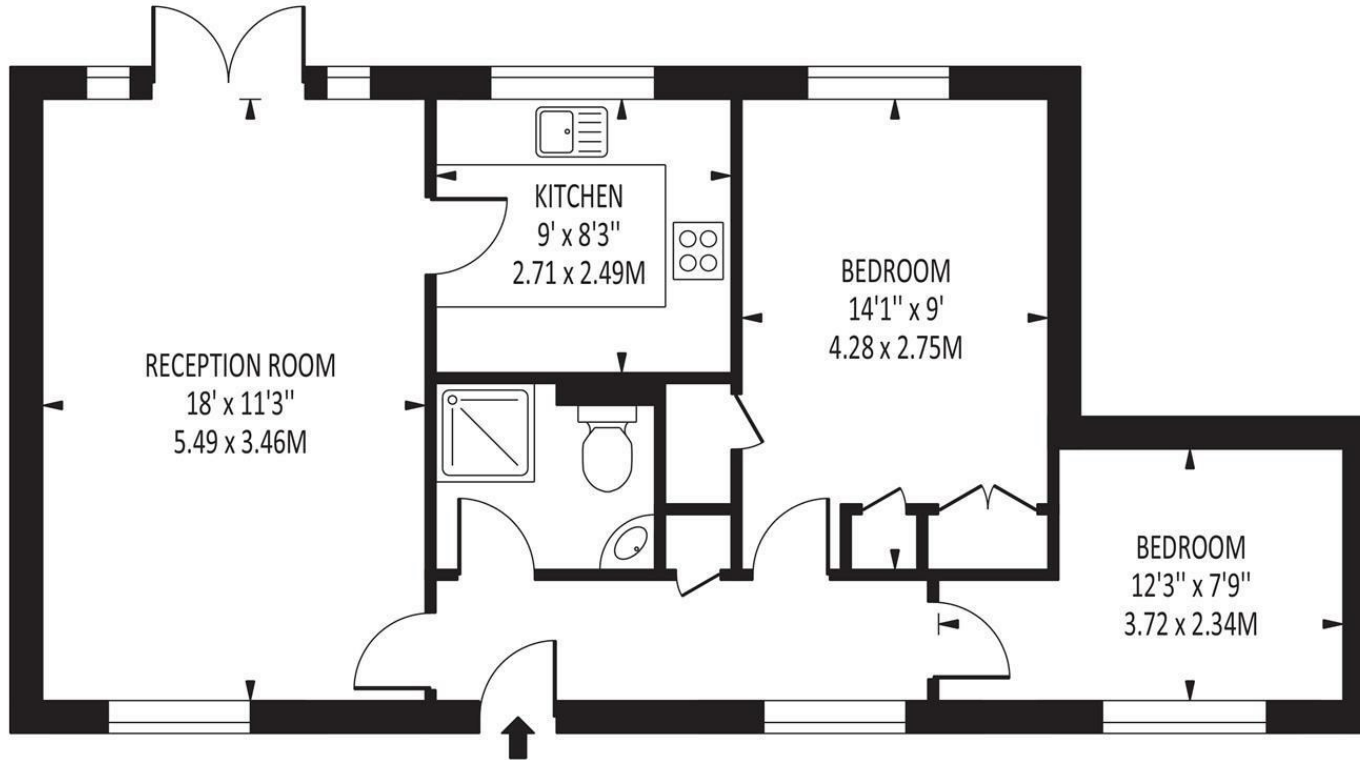
Tenure - Leasehold
Length of lease (years remaining) - 86

Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - 3729.18
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore, you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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 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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