



Horsley Close, Epsom

The PERSONAL Agent

Offers In Excess Of £600,000 Freehold

- No ongoing chain
- Huge scope to extend (STPP)
- Potential to build an additional dwelling (STPP)
- Three well proportioned bedrooms
- Two reception rooms
- Kitchen with side access
- 164ft secluded and enclosed rear garden
- Off street parking
- 0.2 miles from Town Centre
- 4 minute walk to railway station

Set on a 0.2 acre plot and located within a popular and rarely available residential cul de sac just moments from Epsom high street and railway station which are a mere 0.2 mile away or a 4 minute walk, The Personal Agent are pleased to present this well proportioned semi-detached home.

Offered with no ongoing chain and enjoying a great position within the road with a double driveway providing off street parking and a fully enclosed secluded 164ft x 65ft (at it's widest point) rear garden, which is much larger than average homes within this town centre location.

Whilst it is undeniable that the property requires updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers scope to extend STPP and should be viewed for what it currently is and what it could potentially be.



Additionally the current owners have got pre planning approval for a single dwelling on the site (subject to full planning permission).

The spacious accommodation within this house and potential to create more space would really suit a number of different purchasers. The ground floor comprises an entrance hallway, sitting room, family/ dining room with door to the garden, kitchen with door to the side and utility with shower.

The generous layout continues on the first floor with three genuinely well proportioned bedrooms and the upstairs bathroom. Further noteworthy points to mention with this property include private driveway and significant scope to extend STPP to the rear and into the loft (in line with neighbouring homes).

The 164ft garden is a real stand out feature of this home and enjoys a wonderfully secluded and private feel to it along with a 20 ft garage.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

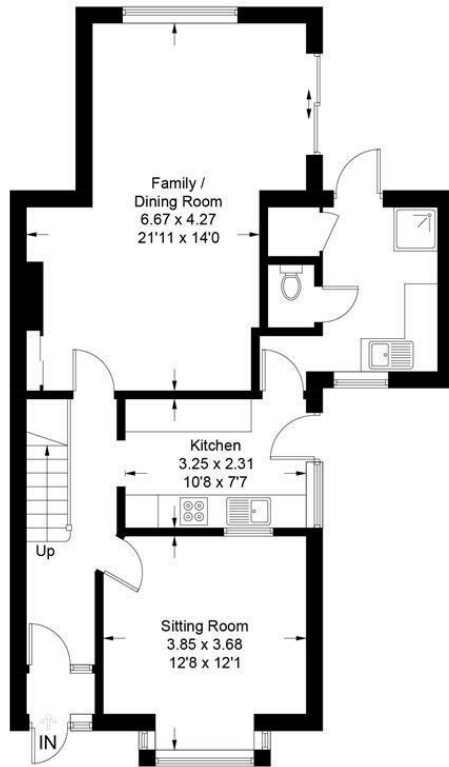
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E

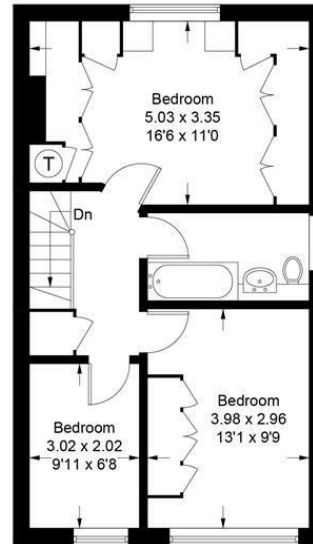




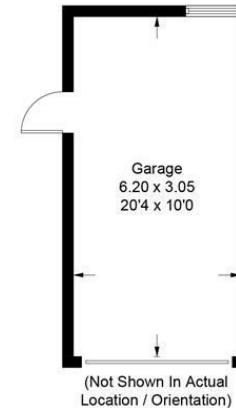
Approximate Gross Internal Area = 116.4 sq m / 1253 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 135.3 sq m / 1456 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1060232)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

