



Stones Road, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- No ongoing chain
- Extended detached bungalow
- Cul de sac location
- Scope to formalise loft space into living space
- Central Epsom location
- 29ft kitchen/dining room
- 25ft x 16ft vaulted reception room
- Family bathroom and ensuite
- Off street parking for two cars
- Underfloor heating throughout



Offered to the market with no ongoing chain, this well positioned extended and detached bungalow benefits from a number of updates by the current owner, an abundance of natural light and is just a short walk from the town centre and railway station which is approximately 0.5 miles away.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly, day to day life.

The property itself has had many upgrades over recent years, including underfloor heating, and coupled with the generous space it provides and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive and versatile detached home, within this price point, will be a very difficult task indeed.

Sole agent. Call to view.

From the useful enclosed porch there is a welcoming entrance hallway that leads you into the 29ft kitchen/dining room. From there, double doors open onto the 25ft x 16ft reception room complete with three skylights to really let light flood into the space making it the real hub of the home.

There are three genuine double bedrooms with the principal benefitting from a four piece ensuite, the remaining bedrooms are service by a contemporary family bathroom.

Further noteworthy points to mention include a rear garden accessed via the bifolds in the living room or via the side access and a frontage that provides a driveway with off street parking for two cars.

The need to view this property to fully appreciate the wonderful position and opportunity it offers cannot be overlooked as at first glance you simply cannot appreciate its offerings, once inside the flexible layout as well as the further potential it offers to formalise the loft space into living space will make you think more than twice about securing this home.

The property is set within a highly requested and rarely available residential area, and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

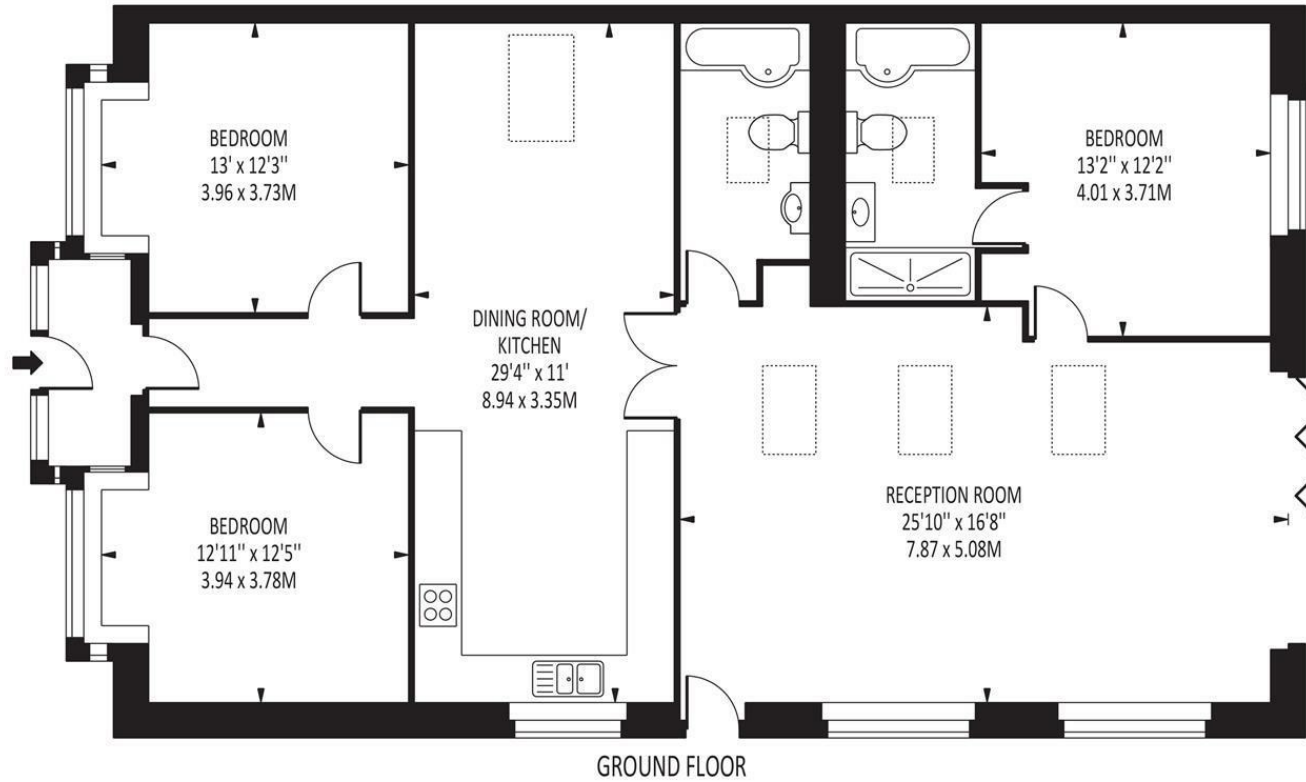
Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation.

Call today to arrange your viewing.

Tenure - Freehold
Council tax band - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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	

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.

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
 01372 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.



The **PERSONAL** Agent

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.

