



Burnhams Grove, Epsom

The PERSONAL Agent

Offers In Excess Of £600,000 Freehold

- Three double bedrooms
- Stunning extended kitchen/dining room
- Living room with bifold doors
- Ensuite shower room & family bathroom
- Dressing room/office area
- Off street parking
- South facing garden
- Accommodation over 1100 sq ft
- Surrounded by parkland
- Moments from Ofsted outstanding schools



Located on a cul-de-sac in the heart of the highly desirable Livingstone Park less than a mile from Epsom railway station and town centre, this attractive and deceptively spacious end of terrace house offers flexible and bright accommodation laid out over three floors and over 1100 sq ft of space.

The property has been reconfigured on the ground floor and sits close to the surrounding parkland of the development and provides easy access to Horton Country Park, David Lloyd leisure centre and is within the catchment area of Southfield Park primary school.

Benefitting from a design that embraces modern family living but also has amazing entertaining spaces suitable for all social occasions, it would be difficult to find a better balanced and more versatile home than the one we offer here. Couple this with being just a stones throw from the bus stop and a short

walk from the local Tesco express convenience store and this impressive house really caters for all needs.

The accommodation is both highly practical and bright with the ground floor comprising a truly spacious and impressive kitchen/dining room with underfloor heating, perfect for entertaining and 14 x 12 ft reception room with bi-fold doors opening directly to the garden.

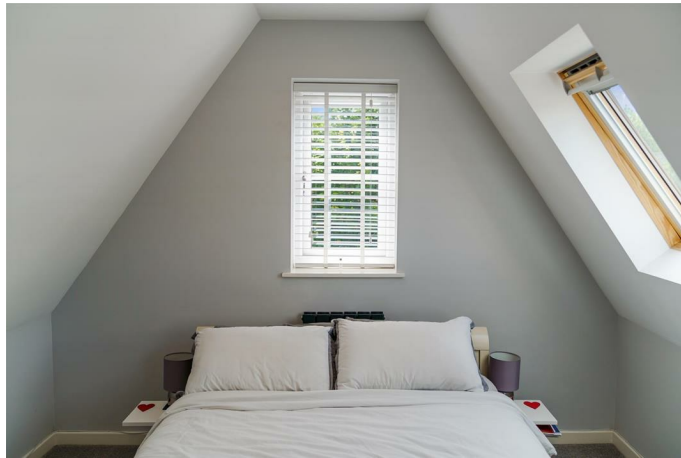
On the first floor are two double bedrooms that enjoy a huge amount of natural light and built in storage. Both bedrooms are serviced by a family bathroom with over bath shower. The top floor comprises a large principal bedroom with ensuite shower room and bonus space for a dressing area or office.

Further noteworthy points are a fully enclosed South facing rear garden with patio area perfect for entertaining and BBQ's and a driveway with off street parking.

Livingstone Park is a quiet and well regarded residential development, ideally located for catchment areas for Ofsted outstanding Primary and Secondary schools, and is also on the doorstep of Horton Golf Club and Horton Country park which provide enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council tax band - D



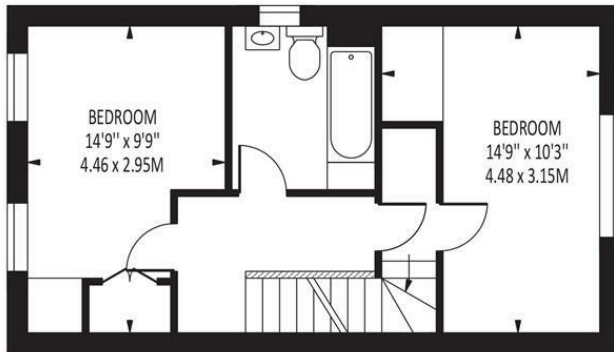


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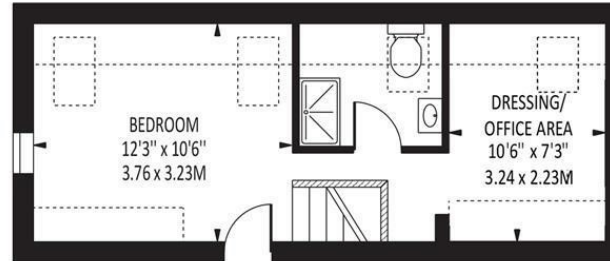


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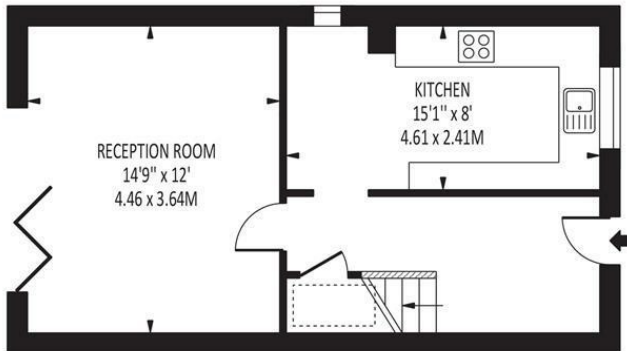
Total Area: 1103 SQ. FT • 102.48 SQ. M
(Including Restricted Height Area)
Restricted Height Area: 81 SQ. FT • 7.52 SQ. M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	

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