



Oakmead Green, Epsom

The **PERSONAL** Agent



# Guide Price £345,000

## Leasehold

- Over 60's retirement development
- No onward chain
- Spacious principal bedroom
- Well proportioned second bedroom
- Large living/dining room
- Modern bathroom with white suite
- Private south facing patio
- Off street parking
- Double glazing
- New carpets and flooring

Nestled in the serene Oakmead Green of Epsom, this charming semi-detached house offers a tranquil retreat within a sought-after over 60's retirement development. Boasting reception room, two bedrooms, and a bathroom across 633 sq ft, this property is ideal for those seeking peace and comfort.

Situated in a secluded cul-de-sac, this bungalow provides a sense of privacy and security, perfect for enjoying the nearby natural beauty of Ashted Common, Epsom Common, and Stamford Green conservation area. The south-facing private patio and garden offer a delightful spot to relax and unwind, with no chain for a hassle-free move.

The accommodation is thoughtfully designed to be



bright and airy, all on one level for convenience. Located just a short stroll from Dorking Road convenience store, a bus stop, and Epsom General Hospital, this home is both peaceful and well-connected.

With Epsom Town Centre and Ashted Village only a mile away, you'll have easy access to amenities and local attractions and you will also appreciate the proximity to Epsom Station, providing regular trains to London Waterloo and London Victoria. Additionally, M25 junction 9 is a mere five-minute drive, and both Gatwick and Heathrow airports are within reach.

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 (£) - N/A

Annual service charge amount (£) - 3948.36

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.







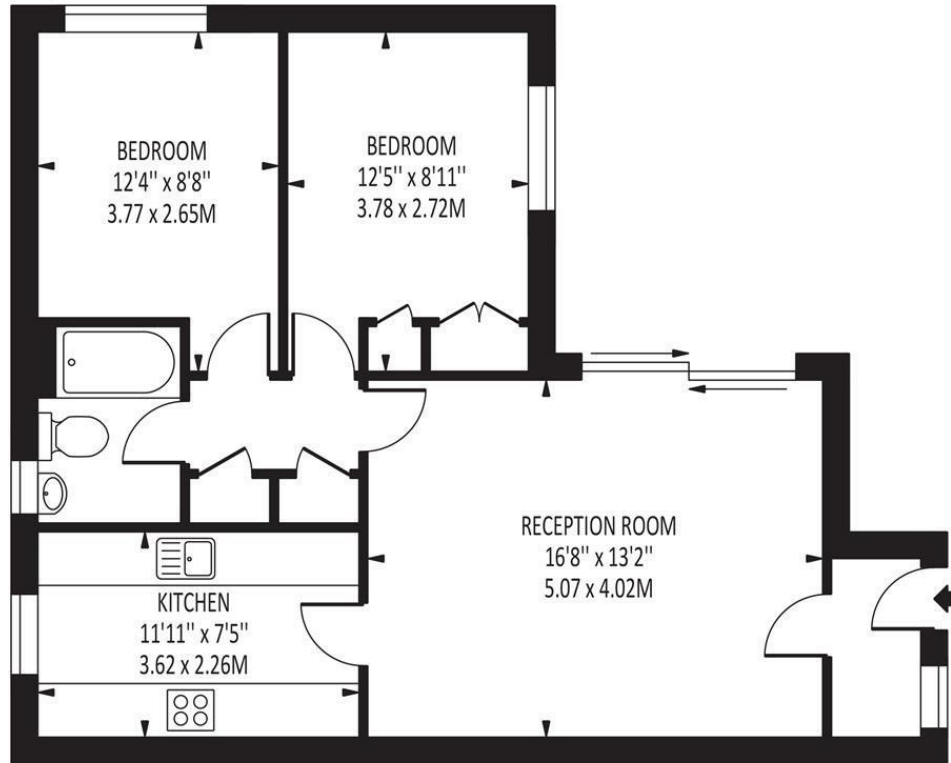




The **PERSONAL** Agent

## Oakmead Green

Total Area: 633 SQ FT • 58.85 SQ M



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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 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  
01737 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.



