



Bunbury Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £850,000 Freehold

- Four bedroom Charles Church detached home
- No onward chain
- Cul de sac location & moments from station
- Three reception rooms & conservatory
- Kitchen/breakfast room
- Utility room & downstairs cloakroom
- Two Ensuite bathrooms & main family bathroom
- Off street parking & double garage
- Secluded rear garden
- Huge scope to put own stamp



Situated on the front of Bunbury Way on a private road, this stunning detached family home built by Charles Church awaits its new owners. Boasting three reception rooms and four bedrooms spread over approximately 2075 Sq. Ft, this property offers a wealth of flexible living space.

Conveniently located near the entrance of Epsom Golf Club, golf enthusiasts will find themselves at home here with the 18-hole downland course just a stone's throw away. Nature lovers will appreciate the abundance of pleasant walks on the nearby bridle paths, perfect for unwinding after a long day.

With no onward chain, this property is ready for you to move in and make it your own. The proximity to Epsom Downs railway station (Oyster cards accepted) at the end of the cul de sac ensures easy commuting for busy professionals or day trips to London.

This family home was thoughtfully designed with a practical and flexible layout, catering to the needs of day-to-day family life, with two en-suite bathrooms and main family bathroom. Whether you're looking to entertain in the spacious reception rooms or relax in one of the well-appointed bedrooms, this property offers the perfect blank canvas for you to add your personal touch and create a space that truly reflects your style.

Don't miss the opportunity to make this fine family home yours and experience the harmonious blend of comfort, convenience, and potential it has to offer.

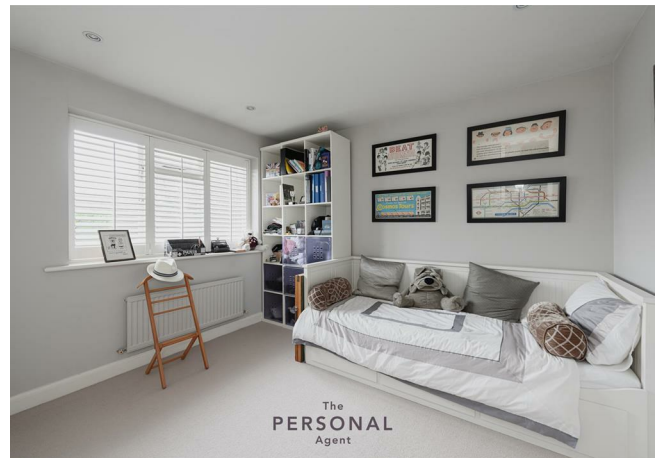
A large and welcoming entrance hall provides access to the double aspect living/dining room and the modern kitchen with integrated appliances and breakfast peninsula. From the kitchen is a family room which links directly to the conservatory. The ground floor is completed by a downstairs WC and useful utility room.

On the first floor there are four well proportioned bedrooms. The principal bedroom has a full en-suite and the second bedroom has a shower en-suite. Off the landing there is a family bathroom. From the landing there is access to a large adaptable loft space.

Outside is also nicely thought out with a generous frontage, large driveway, access to a double garage and a side gate with access to the secluded low maintenance rear garden

The location is fantastic with direct access to the Downs with its bridle paths, green protected open space, and easy access to the golf course too. There is a great choice of independent and state schools nearby, whilst all the while Epsom Town Centre is just a short distance away.

Tenure - Freehold
Council tax band - G





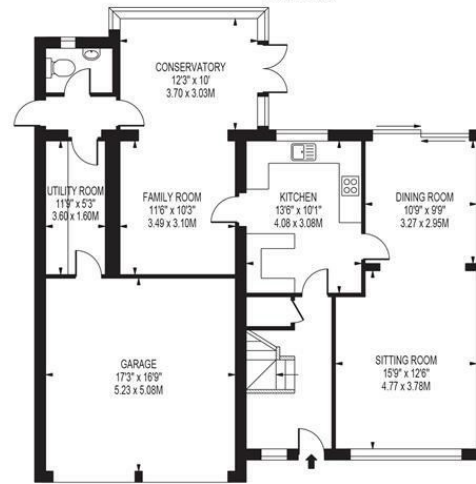
BUNBURY WAY

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2075 SQ FT - 192.77 SQ M
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 286 SQ FT - 26.57 SQ M



FIRST FLOOR



GROUND FLOOR

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 OR 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			78
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.



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