



Langley Vale Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £500,000 Freehold

- No ongoing chain
- Semi detached chalet style home
- Stones throw from The Gallops & Epsom Downs
- Three double bedrooms
- 18ft living room
- Kitchen and dining room
- Family bathroom
- Front garden and back garden
- Garage
- Off street parking

A fantastic opportunity to acquire this charming semi detached chalet-style bungalow that is located within the popular village of Langley Vale and benefits further from no ongoing chain. Well positioned for The Vale Primary School, the house is sure to appeal to a wide range of buyers, especially given the excellent potential it offers.

Whilst the property requires some updating, it is clear that it has been well maintained and 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 should be viewed for what it currently is and what it could potentially be.

This fine home is just moments from bridle paths, as well as enjoying nearby access to The Gallops where



the racehorses train and the wider Epsom Downs with its hundreds of acres of open space.

The generous accommodation on the ground floor comprises two true double bedrooms that provide flexibility of use, an 18ft front reception room, a kitchen that opens onto a bright dining room with French doors that lead onto the back garden and generous white bathroom suite.

On the first floor is a large 14ft x 13ft bedroom which benefits from ample eaves storage. The rear garden is laid mostly to lawn and benefits from off street parking and a useful garage to the rear. Further noteworthy points to mention include double glazing and gas central heating.

Langley Vale village is set on the fringes of Epsom

Downs, home to The Derby. The area is largely residential but does offer a local shop and petrol station, primary school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. 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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - D












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## Farleigh

Total Area: 1328 SQ FT • 123.36 SQ M  
(Including Garage)  
Garage Area : 142 SQ FT • 13.18 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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