



Beech Way, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £450,000 Freehold

- South/Easterly facing rear garden
- Popular Cul de sac
- Driveway with off street parking
- Two double bedrooms
- Huge scope to extend STPP
- Requires modernising throughout
- Generous kitchen/dining room
- Living room with doors to garden
- Moments from open fields & local shop
- Viewing strongly advised



Set within a quiet and popular cul-de-sac just a short walk from open fields, this deceptively spacious detached bungalow is offered to the market requiring full modernisation.

The truly flexible accommodation benefits from an excellent amount of natural light, so whether you are wanting to downsize but not downgrade, or you are a professional couple or a young family, this property offers something for everyone with its truly versatile accommodation, scope to extend if desired and fantastic position within walking distance of all local amenities.

The option to really put your own stamp on this home provides the perfect opportunity for a buyer to create exactly what they want, however the already spacious and well balanced layout, along with the secluded garden should not be overlooked as well as the fact that many of these homes on the road have extended into the loft space to create two further bedrooms.

From the entrance hallway there is access to a spacious kitchen/dining room that really is the hub of the home, two genuine double bedrooms, a spacious living room with French doors opening to the garden which could easily be utilised as a third double bedroom if required and a family bathroom.

Further noteworthy points to mention include a secluded South/Easterly facing rear garden that measures 35ft x 34ft with 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 potential it offers will make you think more than twice about securing and placing your own stamp on this home.

Beech Way is a quiet residential cul-de-sac that is equidistant to Epsom town centre and the green spaces of Epsom Downs, with access to open fields by the footpath across the road making it the perfect balance between town and country living.

The property is close to the open spaces of Epsom Downs, which is home to the world famous Derby, with Epsom town centre and mainline station (approx. 20 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes). Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment.

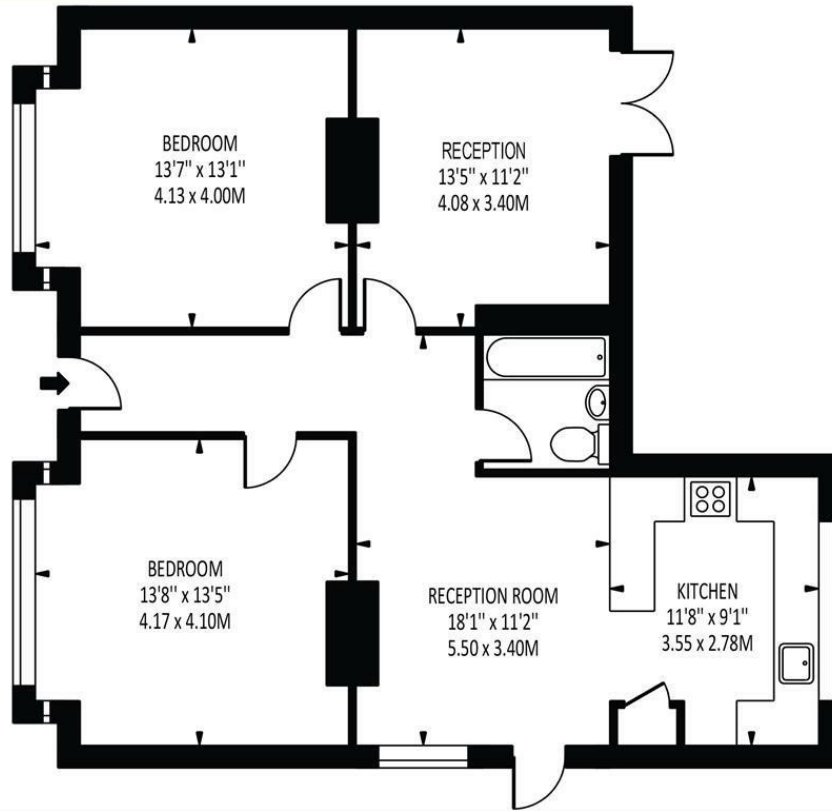
Tenure - Freehold  
Council tax band - D





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**Beech Way**  
Total Area: 876 SQ FT • 81.42 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>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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.



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