



Bramble Walk, Epsom

The **PERSONAL** Agent

Price Guide £550,000

Freehold

- Heart of the conservation area
- Cleverly extended character home
- Fronting onto a nature reserve
- Stunning kitchen/dining/family space
- Separate bay fronted living room
- Beautiful & luxurious bathroom suite
- Highly practical utility room
- Two double bedrooms with views
- Secluded landscaped courtyard garden
- Close to Town, Station & outstanding schools



This unique and cleverly extended semi-detached Victorian house is set within the heart of the Stamford Green conservation area and enjoys arguably one of the best positions with wonderful views over the nature reserve. Having been the subject of a comprehensive refurbishment program in past years to include a new kitchen, bathroom and double glazed sash windows to name just a few, the property itself mirrors the superb location.

Extremely well maintained by the current owner, the property is finished in a contemporary yet homely style which blends wonderfully with the original period features and creates a great overall feel and ambience to this home. Ideally located for outstanding schools, mainline rail links and easy access to the town centre, the property is sure to appeal to a wide range of buyers.

So if you are looking to downsize but not downgrade, a first time buyer or a purchaser that is looking for that rare blend of a truly rural feel mixed with ultimate convenience then we would highly recommend arranging a viewing at your earliest convenience.

Internally the accommodation matches the surroundings being practical,

charming and bespoke. The stylish and contemporary reception room with vaulted ceiling is a real hub of the home as it links to the kitchen and dining area, and provides a wonderful open plan environment that is a great entertaining space, with a stable door from the living area providing access to the courtyard garden.

On the ground floor there is also a separate bay fronted reception room which offers flexibility of use, a spacious refitted bathroom and from a practical sense a useful and generous utility room, a feature that isn't usually associated with these sorts of homes.

On the first floor there are two excellently proportioned double bedrooms, both being dual aspect with spectacular views across the Common.

Outside there is a secluded and cleverly designed wrap around courtyard garden and unallocated parking just off of the roadside as well as on street parking too.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station just 12 minutes walk away. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

Keys with sole agent, call to view.

Tenure - Freehold
Council tax band - E

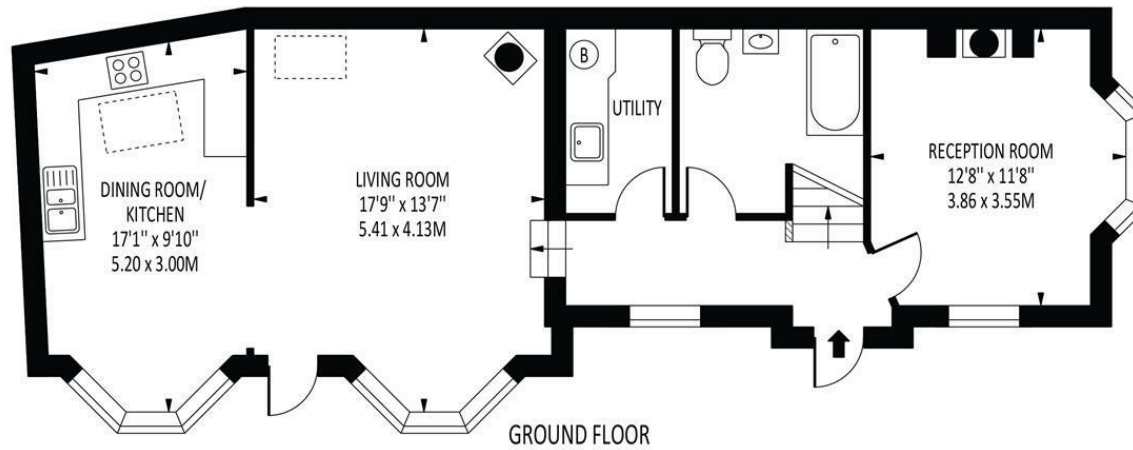
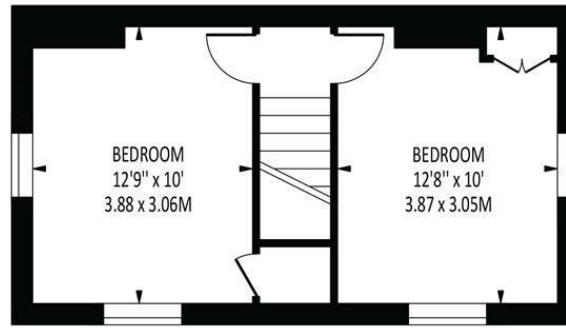




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Bramble Walk
Total Area: 1013 SQ FT • 94.15 SQ M



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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.
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			
(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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