



Gosfield Road, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- No onward chain
- Semi-detached family home
- Central yet peaceful position
- Five bedrooms
- Impressive kitchen/diner/living space
- Separate spacious lounge
- Family bathroom and wet room
- Easterly facing rear garden
- Off street parking
- Close to Station, Park & High Street

The Personal Agent are pleased to present this impressive semi-detached family home that is located within a much requested residential road and has the added benefit of no onward chain.

Gosfield Road enjoys a central and highly practical position within the heart of Epsom. Only a few minutes walk to mainline rail links, under 0.25 miles to the High Street, close to excellent local schools, and the park is just a few minutes around the corner.

Presented to the market in excellent order by the current owners and having been extended approximately a year ago, this is a great family home but could also suit professionals looking for a seamless commute or someone looking to downsize with the practicality of being so close to all local amenities.

Offering almost 1700 sq ft of well thought out accommodation, the property is set over three floors having been extended into the loft and to the rear. In short this fine home provides excellent longevity for a growing family.



Arranged over three floors, the property consists of entrance hall with storage, impressive kitchen/dining/family room with roof windows allowing light to flood in and bifold doors out to the garden, a bay fronted lounge and handy utility room. The ground floor is completed by stylish herringbone wooden flooring throughout.

On the first floor there are three bedrooms, two generous doubles and a single room all serviced by a beautifully finished family bathroom. On the second floor are two further double bedrooms being serviced by a wet room.

To the front of the property is a block paved driveway which provides parking for two cars, whilst to the rear there is a generous level Easterly garden which is mainly laid to lawn and measures approximately 70ft. The garden enjoys excellent privacy to the rear and has a large paved patio which is perfect for entertaining with friends and family during the warmer months.

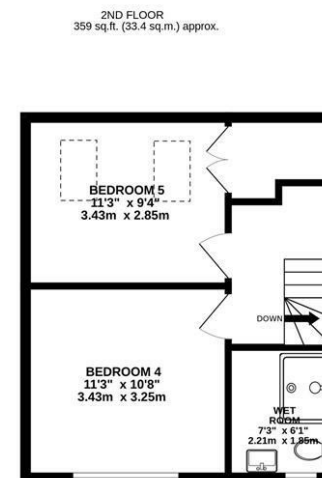
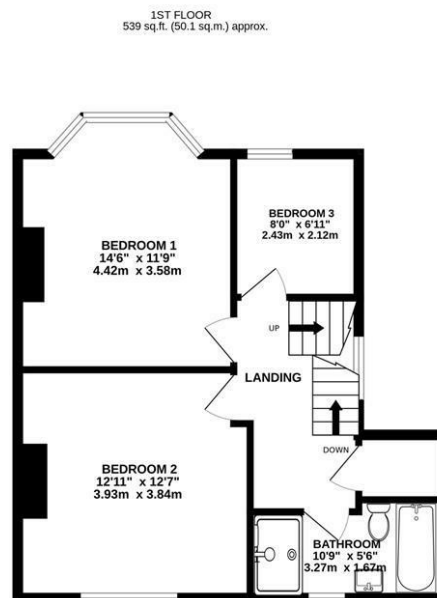
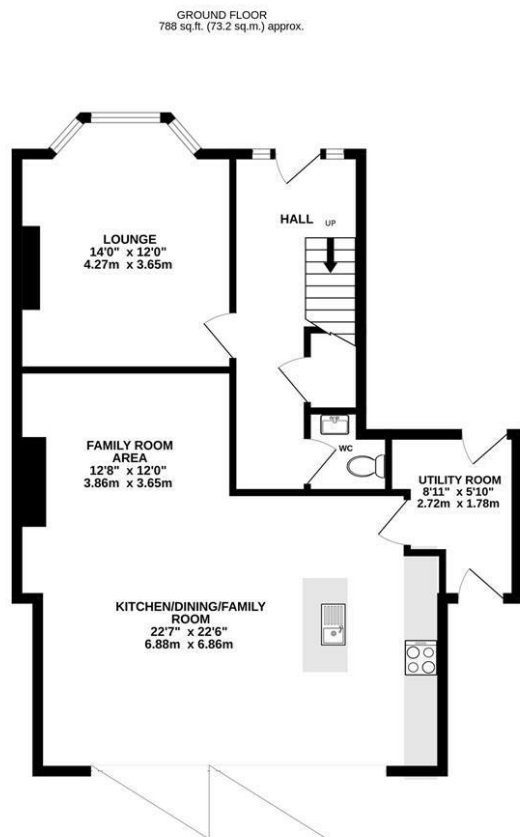
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety 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. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E








TOTAL FLOOR AREA : 1686 sq.ft. (156.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(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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