



Windmill Avenue, Epsom

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- No ongoing chain
- 90ft x 40ft secluded rear garden
- 0.14 of an acre plot size
- Sought after cul de sac
- Desirable Wallace Fields location
- Outstanding school catchment
- Huge scope for modernisation
- Significant development potential
- Driveway with parking & garage
- Detached bungalow

Located within a sought after cul de sac in the highly desirable Wallace Fields area of Epsom, this deceptively spacious detached bungalow now requires full refurbishment and is offered with no ongoing chain, The Personal Agent are pleased to present a rare opportunity to acquire this property that is within a few minutes walk of the coveted Wallace Fields Infant & Junior school.

The property offers well balanced accommodation with a huge amount of scope for a significant extension and refurbishment program as well as development potential to build a new home (subject to the usual planning consents). This home and its 0.14 of an acre plot truly has great longevity for a buyer wanting to customise and create their dream home.

The property is just a short distance from Ewell Village & Epsom High Street both with their respective railway stations, and has easy access to the park. This deceptively spacious home offers so much potential and benefits further from generous 90ft x 40ft



secluded rear garden.

If you are a modern family looking for a home with potential to place your own stamp on it and create a footprint that is ideal for entertaining friends and family or to simply relax in a superb desirable location, then look no further!

The property has been much loved for over 20 years by the current owner and benefits from a truly secluded rear garden measuring 90ft x 40ft with driveway and parking to the front as well as an attached garage.

Whilst it is undeniable that the property requires updating and general modernisation, we believe that this fine detached 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 offers scope to extend STPP/develop and should be viewed for what it currently is and what it could potentially be.

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 - E



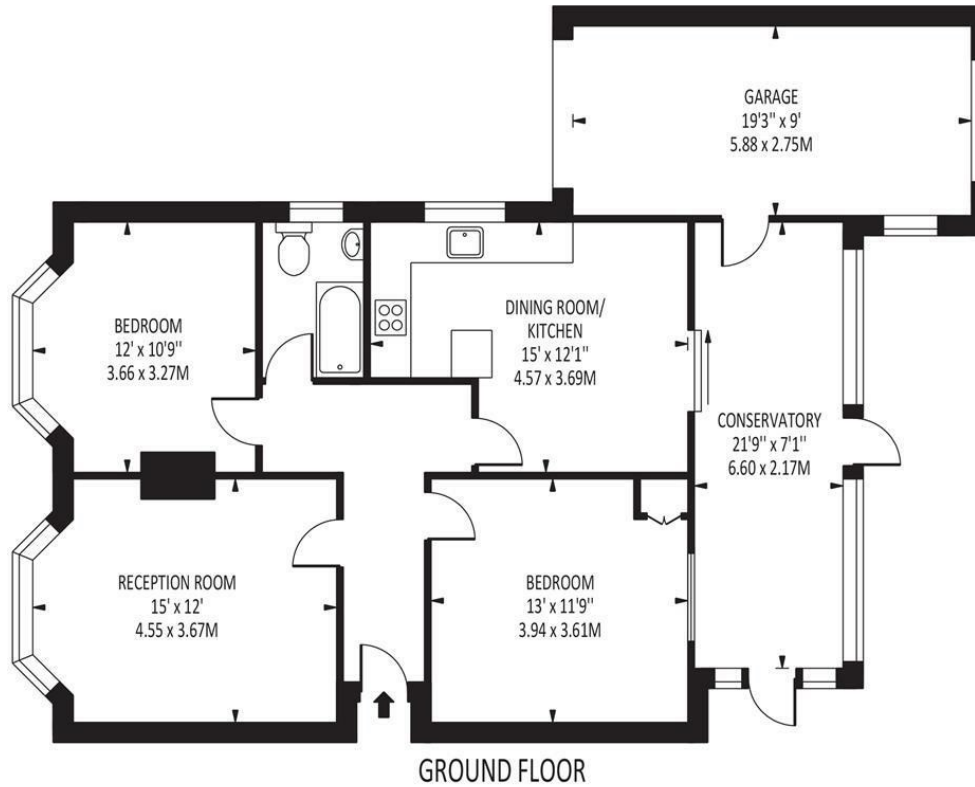


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Windmill Avenue

Total Area: 1087 SQ FT • 101.00 SQ M
(Including Garage)
Garage Area : 174 SQ FT • 16.17 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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The
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