



Bramble Walk, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Detached Three Bedroom Bungalow
- Large Open Plan Reception Room
- Opposite Epsom Common
- Two Bathrooms (One Ensuite)
- Detached Summer House to Garden
- Period style Feature Fireplace
- One Mile to Station & Shops
- Fitted Kitchen with Integrated Dishwasher
- Vaulted Ceilings
- Stamford Green Conservation Area

Nestled close to Epsom Common in the sought after area of Stamford Green this unique and unusual three bedroom detached bungalow offers a delightful blend of character and modern living.

Built around 1850, the property spans an impressive 1,035 square feet and boasts a large 23ft x 20ft open-plan living area, which creates a real sense of space and a light and airy feel. In addition there are two well-appointed bathrooms, one of which is an ensuite shower room.

Externally, the property includes a summer house, which offers further scope to improve or extend



allowing you to personalise the space to your taste (subject to the usual permissions).

Situated directly opposite Epsom Common, residents can enjoy the beauty of nature right on their doorstep, while still being conveniently close to local shops and the train station. This prime location offers the best of both worlds, making it ideal for those who appreciate a peaceful environment without sacrificing accessibility.

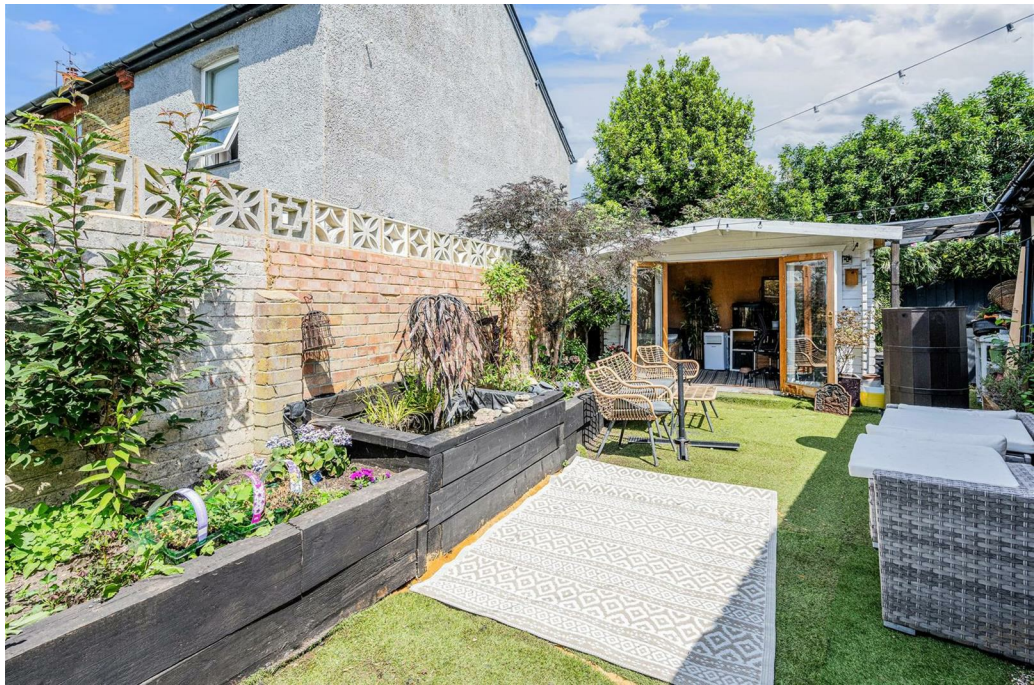
In summary, this detached bungalow in Epsom is a rare find, combining historical charm with modern comforts in a sought-after location. Whether you are looking to downsize or find a

blank canvas you can adapt, a tranquil retreat like this is very hard to find.

Convenience is never far away with Epsom town centre and its many leisure and retail facilities, being approximately 1.0 mile 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.

Tenure - Freehold
Council tax band - E

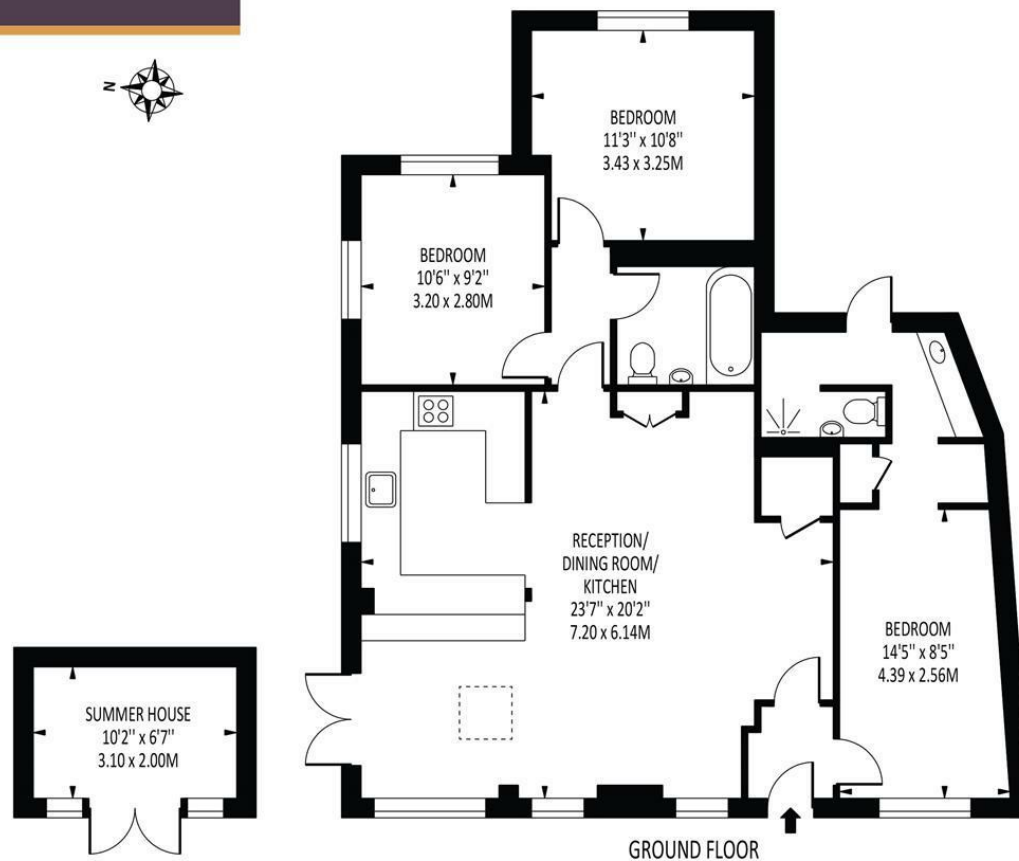




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Total Area: 1035 SQ FT • 96.15 SQ M
(Including Summer House)
Summer House Area : 67 SQ FT • 6.20 SQ M



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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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