



St. Martins Avenue, Epsom

The **PERSONAL** Agent

Guide Price £1,175,000

Freehold

- South Easterly facing plot of 0.20 of an acre
- Four/five bedrooms
- Two/three reception rooms and 24ft garden room
- Kitchen/breakfast room and separate utility
- Family bathroom, ensuite and d/s shower
- 87ft x 56ft secluded rear garden
- Detached double length garage
- Off street parking for up to six cars
- Moments from outstanding schools & park
- Opportunities to extend (STPP) or reconfigure

Enjoying a fantastic position within a rarely available tree lined road, this detached family home provides over 2050 Sq. Ft and enjoys a wonderful South Easterly facing plot of 0.20 of an acre, as well as a secluded 87ft x 56ft mature rear garden that simply put, steals the show.

Located on St Martin's Avenue, the property sits within a stone's throw of many fantastic schools and is also within the catchment area for outstanding Glyn and Rosebery secondary schools.

Such is the nature of the position and the tranquillity of this property, you could easily be mistaken in thinking that you are somewhere far more secluded. In reality, practicality is all around. Epsom High Street and all it offers, including the mainline station, are just a short walk away, while the delightful Epsom Downs is virtually on the doorstep and easily accessed by car or bicycle.

As well as enjoying well-proportioned and balanced accommodation with a previous sympathetic extension to the



ground floor, the property still offers a fantastic amount of potential for you to put your own stamp on it, with significant scope to increase the size of the existing house if desired (STPP), or to simply reconfigure if you so wish.

As soon as you step into the central hallway the beautiful wooden block flooring immediately sets the tone. From here your eye is drawn through to the 17ft living room that links directly to the formal dining room and provides a great entertaining space, especially for family celebrations.

The third reception room could be a brilliant study or family room, alternatively it could also be used as a fifth bedroom as there is a downstairs shower room which further adds to the amazing flexibility of this property.

Doors seamlessly link the living room and dining room to the 24ft sun room with direct access onto a large terrace that is perfect for al-fresco entertaining. The impressive ground floor accommodation continues with a comfortable and warm kitchen/breakfast room and then from a practical sense, a large

utility room with side access which is great for bringing through dogs with muddy paws after a long wet walk.

On the first floor there are four well proportioned bedrooms, two of which offer an impressive outlook over the garden. The principal has the benefit of an ensuite shower room and the three further bedrooms are served by a family bathroom.

The direct South Easterly facing rear garden is stunning with apple, plum and cherry trees, its size and privacy set the property apart from similar sized homes. There is also a detached double length garage providing power and water along with automatic door, side access to utility and garden and enough parking for up to six cars.

Here at The Personal Agent, we sell many larger family homes on generous plots, however in our opinion this fine property takes best in show.

Tenure - Freehold
Council tax band - G



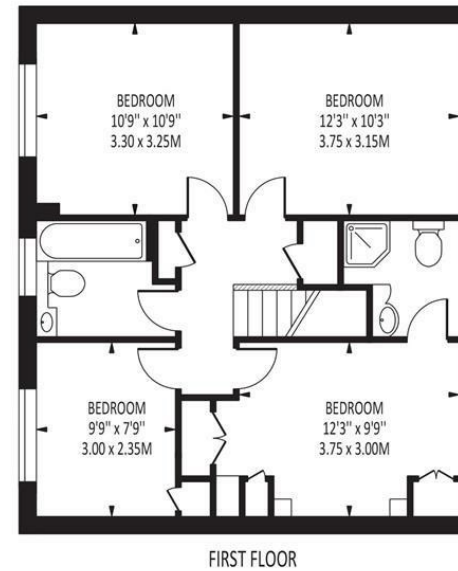
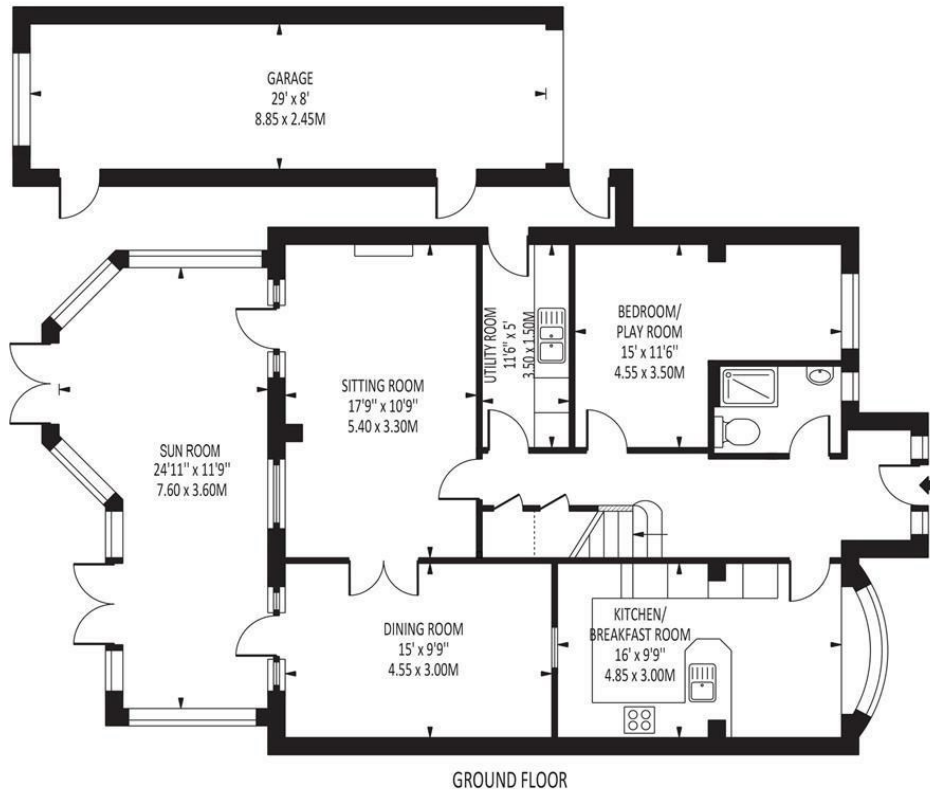


The **PERSONAL** Agent



St. Martins Avenue

Total Area: 2077 SQ FT • 192.96 SQ M
(Including Garage)
Garage Area : 233 SQ FT • 21.68 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		
(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

The
PERSONAL
Agent

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 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 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.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

