



St. Johns Avenue, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,150,000 Freehold

- First time available in over 50 years
- Prime position in Wallace Fields area
- No onward chain
- 1996 sq ft of generous family space
- Stunning 86ft south/east facing garden
- Three flexible reception rooms
- Four bedrooms plus dressing room suite
- Excellent schools within easy reach
- Short walk to Epsom & Ewell East station
- Huge potential to extend (STPP)

Available for the first time in over 50 years, this much-loved detached family home occupies a wonderful position within one of Epsom's most sought-after and rarely available roads. Set in the heart of the highly desirable Wallace Fields area, the property offers an impressive 1996 sq ft of well-balanced accommodation and is brought to the market with no onward chain. It presents a rare opportunity to acquire a home of substance and character in a location that perfectly combines convenience, community and charm.

The house sits on a beautifully mature south/easterly facing plot with a stunning rear garden measuring approximately 86ft by 52ft. This tranquil space enjoys an exceptional degree of privacy, surrounded by established trees and planting that create a delightful backdrop for outdoor living. To the front, a generous driveway provides ample off-street parking and access to the garage, completing the property's excellent kerb appeal.

Inside, the accommodation is bright, spacious and well proportioned, with many rooms enjoying a wonderful flow of natural light. The ground floor includes a living room, a



separate dining room and a versatile family room or study, offering plenty of flexibility for modern family life. The modern kitchen/breakfast room provides a sociable hub for daily living and is complemented by a useful utility room and a downstairs cloakroom. The original part of the house retains attractive wooden parquet flooring under its carpeting, adding warmth and a sense of timeless quality to the space.

Upstairs, the principal bedroom suite is particularly impressive, featuring a large walk in dressing room and a modern ensuite bathroom. There are three further well proportioned bedrooms and a generous family bathroom. The loft is also sizable, providing ample storage and potential for future conversion if desired. The property has already benefited from a previous sympathetic extension to the first floor but still offers significant scope to further enlarge or remodel (STPP), allowing the new owners to truly make it their own.

St. Johns Avenue is a highly requested and family friendly road, perfectly positioned for easy access to excellent local schools. Wallace Fields Infant and Junior Schools are just a short walk

away, and the home also falls within the catchment area for the outstanding Glyn and Rosebery secondary schools. Epsom town centre and Ewell East railway station are within easy reach, providing excellent commuter links to London Victoria, Waterloo and London Bridge.

Adding to the appeal, Alexandra Park is right on your doorstep, complete with tennis courts, a children's playground and the popular Park View Café — the perfect spot to grab a coffee on your way to the station or enjoy a slice of cake at the weekend. The area offers a welcoming, family-oriented atmosphere and a wonderful quality of life.

Homes of this calibre in Wallace Fields are seldom available. We invite interested parties to register their immediate interest, after which private viewings will be arranged.

Tenure: Freehold
Tax Band : G





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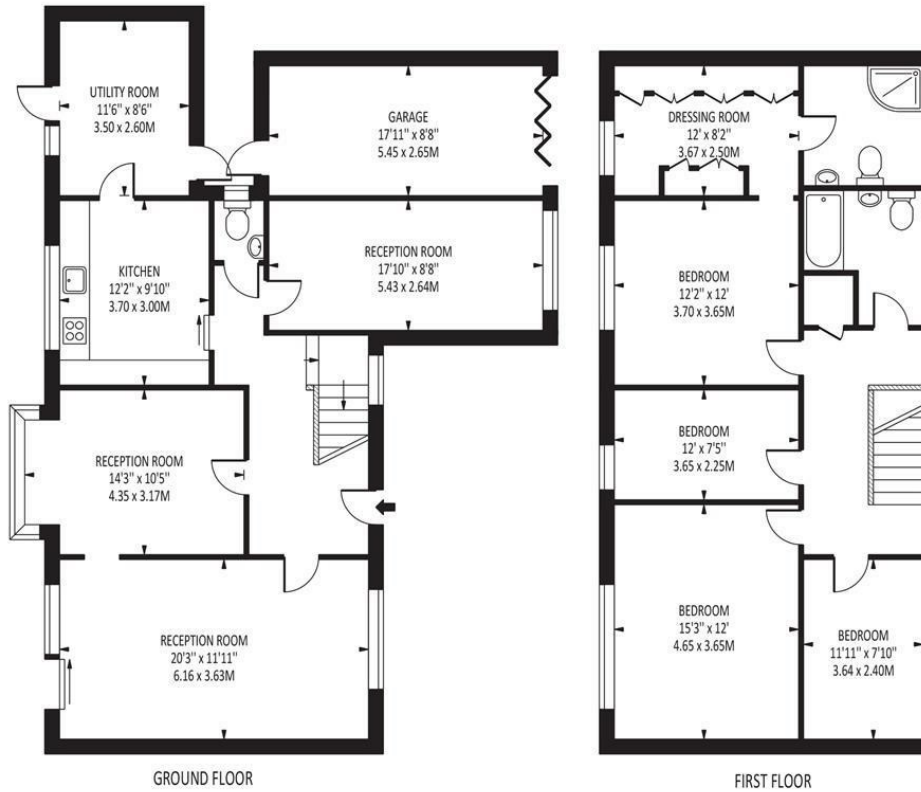


St. Johns Avenue

Total Area: 1996 SQ FT • 185.44 SQ M

(Including Garage)

Garage Area : 155 SQ FT • 14.44 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

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