



86 Jasmin Road, Epsom, KT19 9EA

Guide price £570,000



WH WATSON HOMES
Estate Agents

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Nestled in a quiet cul-de-sac on Jasmin Road, Epsom, this charming Semi-Detached offers a delightful blend of comfort and style. Spanning 775 square feet, the property features an inviting open-plan living space that is perfect for both relaxation and entertaining. The well-designed picturesque garden enhances the appeal of the home, providing a tranquil outdoor retreat where you can unwind and enjoy the beauty of nature.

This house comprises three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The modern bathroom is conveniently located, ensuring ease of access for all residents.

For those who appreciate outdoor living, the property boasts a lovely summer house, perfect for enjoying warm summer days or as a creative space for hobbies. Additionally, the private off-street parking bay accommodates one vehicle, providing convenience and security.

Set back from the hustle and bustle, this property offers a peaceful lifestyle while still being within easy reach of local amenities and transport links. Whether you are looking to downsize or seeking a family home, this bungalow presents a wonderful opportunity to enjoy comfortable living in a desirable location.

Accommodation

Entrance Hall leading into Living Areas:

Lounge

A bright and airy living space with real oak wooden flooring, a large double-glazed window on the right-hand side, and a wall-mounted double radiator. A built-in storage cupboard is located on the left wall. The lounge seamlessly flows into the kitchen.

Kitchen

The kitchen is fitted with real oak wood flooring and marble-effect work surface. A black inset sink with a rose gold chrome tap sits below a double-glazed window. The kitchen offers white high-gloss base units and grey stone-effect wall cupboards. There is a built-in space for a fridge-freezer with overhead storage cupboard, and room for an oven beneath the worktop. A single patio door to the left provides access to the rear garden.

Kitchen Extended

This extended area features a large window to the left with a radiator below. Double-glazed patio doors open onto the garden, providing a wonderful indoor-outdoor connection.

Downstairs WC

Includes a built-in sink and toilet, with mirrored rectangular tiles adding a stylish finish.

First Floor

Master Bedroom

A bright and spacious main bedroom with a deep bay window fitted with double glazing. Features include a single modern radiator on the left wall, built-in wooden wardrobes with silver handles, and organisation compartments within. Light oak wood flooring throughout.

Bedroom Two

This rear-facing bedroom includes a single radiator beneath a double-glazed window. Built-in light grey panelled storage cupboard which includes shelving and four drawers, with open wooden shelving extending to the ceiling. The flooring is finished in light oak wood.

Bedroom Three

Situated to the left of the property, this room features a double-glazed window allowing natural light to fill the space. Additional details include a modern single radiator, light oak wooden flooring, and charming white wooden panelling along the lower half of one wall.

Bathroom

The bathroom is stylishly finished with large grey ceramic floor tiles and white rectangular wall panels. It includes a wooden panelled bath with overhead shower, black showerhead and mixer tap, a built-in toilet and sink unit, and a mirror above the sink. Subtle lighting is integrated into the wooden bath paneling, and a double-glazed window is positioned above the bath.

Upper Hallway

A double-glazed window on the left wall provides natural light to the hallway leading to all rooms.

Garden

A well-designed outdoor space featuring a decked seating area and flowerbeds to the left side. White decorative stones line the garden edges and create a pathway leading to the summer house. There is also a tranquil area whereby the hot tub is located. Dark wood-effect shed located on the right-hand side of the rear garden

Summer House

Accessed via a grey composite bonded door, the summer house features grey wooden flooring with a carpeted area to the right. Equipped with electricity, it's ideal for a home office or relaxing retreat.

Additional Features

Grey side gate provides side access to the property

One allocated parking space located directly outside the property

BUYER’S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

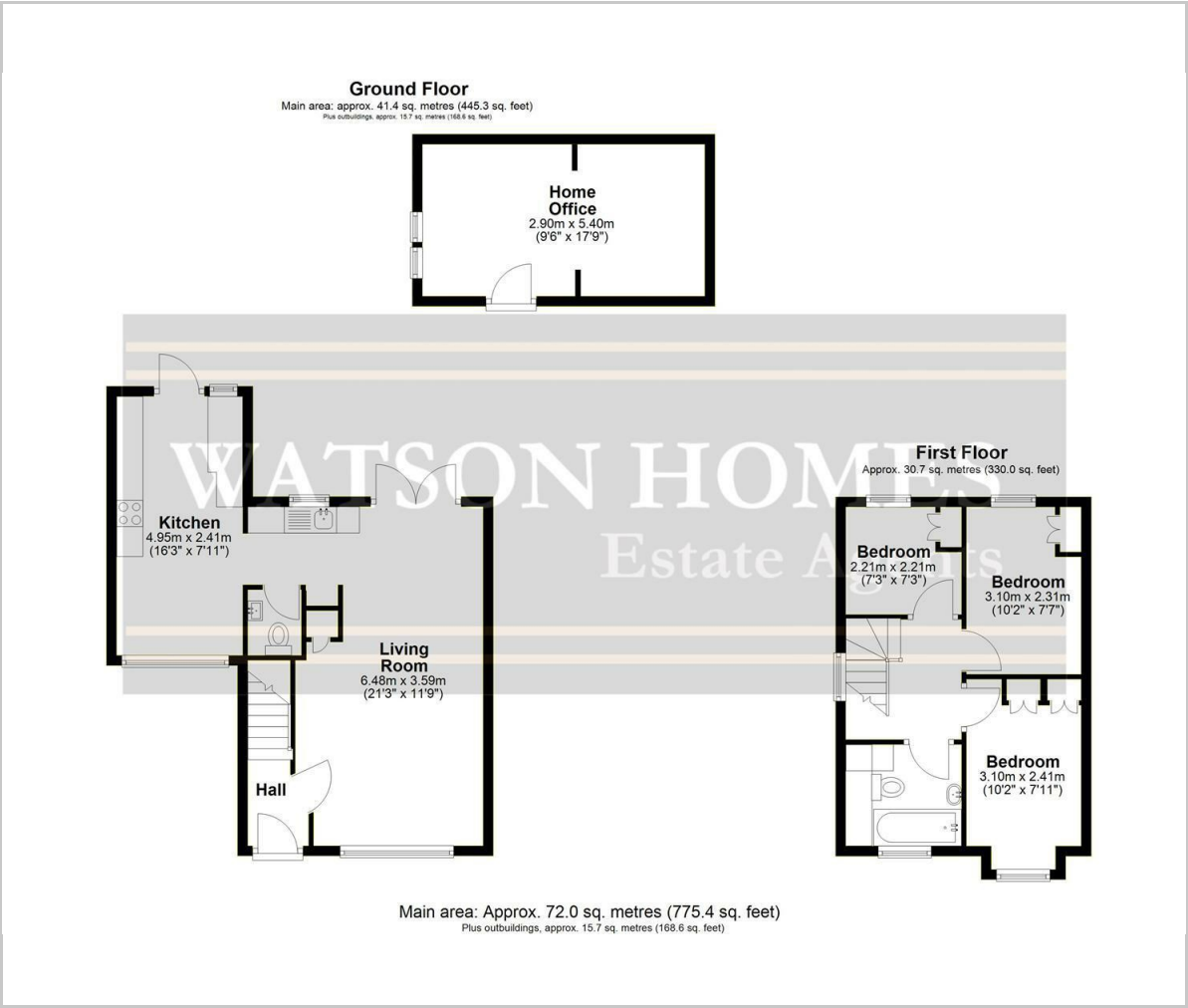








Floor Plan

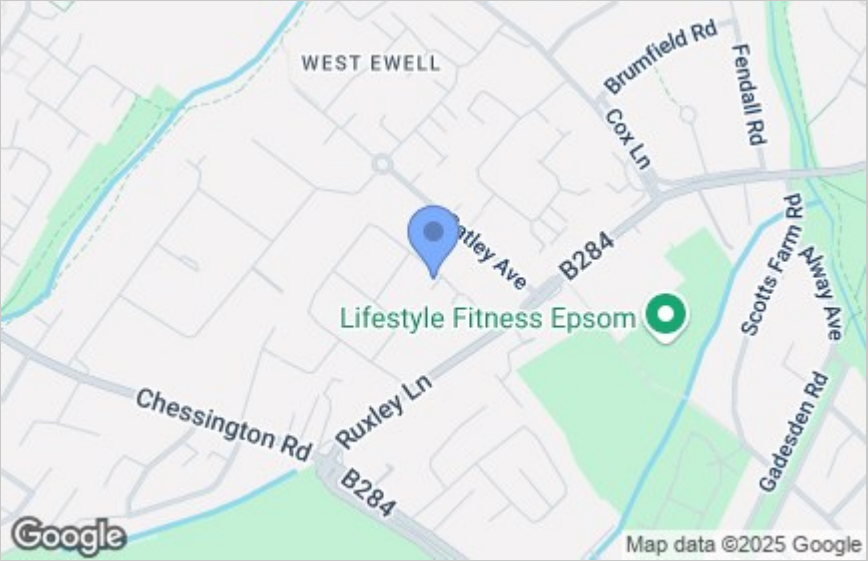


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

