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**Chase End, Epsom KT19 8TN**

**welcome to**

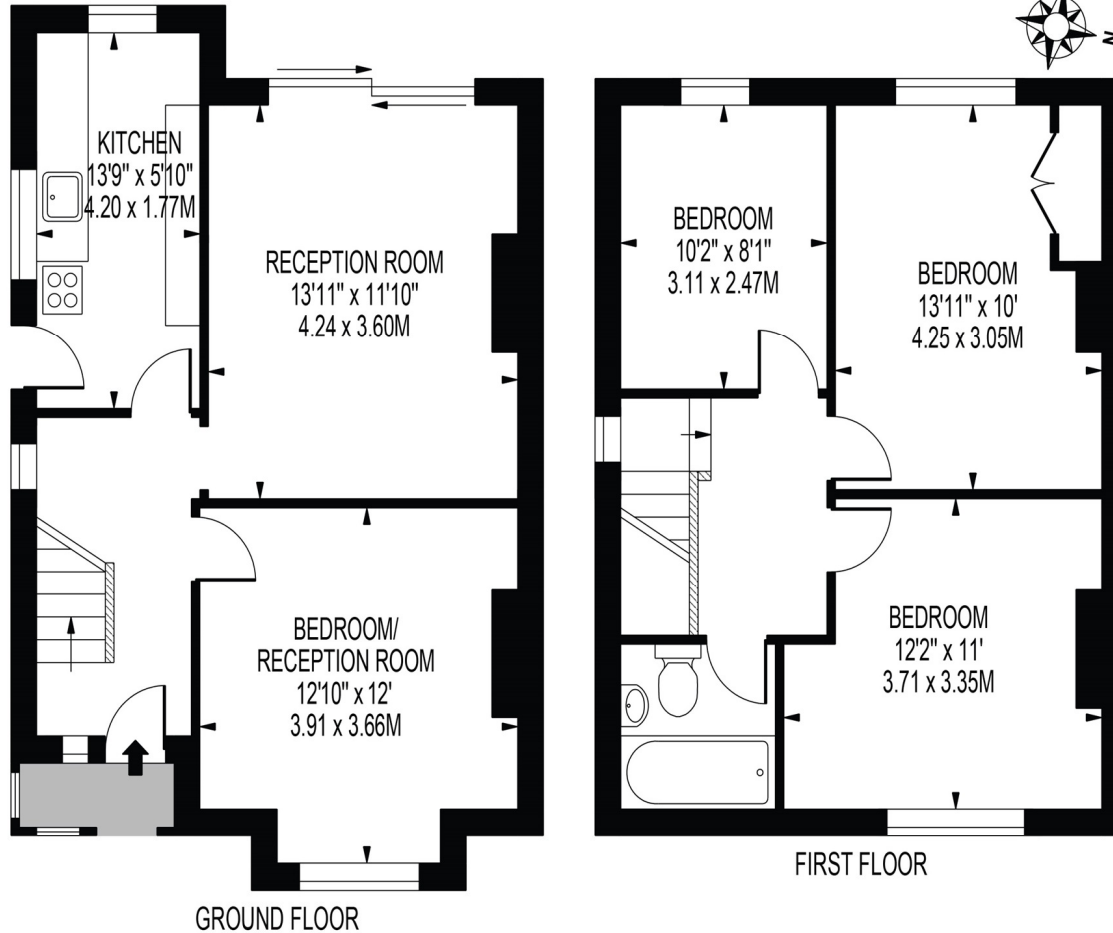
**Chase End, Epsom**

Located within the heart of the Chase area of Epsom, situated on a quiet cul-de-sac only 0.1 miles from Epsom rail station and vibrant high street - Chase End presents an excellent opportunity for someone looking for a property with modernise and extend a super family home.



# CHASE END

APPROXIMATE GROSS INTERNAL FLOOR AREA: 941 SQ FT - 87.38 SQ M



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## Accommodation

Boasting 941 sq ft of well-appointed living accommodation, this property further benefits from a large garden with westerly aspect and 3 generous bedrooms.

Internally, the property does require modernisation throughout but offers a great opportunity to transform a well-appointed three bedroom home into an excellent family home. The downstairs consists a porch leading to a welcoming entrance hallway, two spacious reception rooms and separate fitted kitchen. In our opinion, the area would suit a family or for those who enjoy entertaining. Access to the rear garden can be accessed from both the kitchen and rear reception room.

Upstairs provides three generously sized bedrooms, two act as genuine doubles with the third a spacious single that can accommodate a double bed if required. Completing the top floor is a family bathroom and access to the loft.

A very noteworthy feature to mention, is the garden extends to an impressive 80 ft approx. In length and further benefits from access to the side.

welcome to

## Chase End, Epsom

- 3 Bedrooms
- 0.1 miles to Epsom Station
- Outstanding Schools
- Potential to extend (STPP)
- 80 ft rear garden
- Quiet location
- No onwards chain

Tenure: Freehold EPC Rating: D

offers in excess of

**£500,000**



## Location

Nestled away in a quiet cul-de-sac only 0.1 miles from the heart of Epsom's vibrant town centre and nearby to local amenities, the location is unrivalled against many other houses and ideal for those wanting convenience in a highly sought after area of Epsom. Ideal for commuters, Epsom Railway station provides a regular train service direct to Waterloo, Victoria and London Bridge whilst Ewell West (zone 6) is just 0.7 miles away;

Local to Epsom town centre, you are treated to a plethora of retail outlets, the Ashley Centre - a covered shopping mall and many cafés and restaurants. Furthermore, the area is subject to a wide range of entertainment with Epsom Playhouse, Odeon Cinema and several public houses.

The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. 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, including the Outstanding Glyn and Rosebery.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EPS108699 - 0003

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