



Oakhurst Road

Epsom, KT19 9SF

Asking price **£625,000**


The **local** agent
thelocalagent.co.uk



48 Oakhurst Road, Epsom, Surrey, KT19 9SF

Asking price £625,000

Presenting a spacious extended four-bedroom semi-detached home offering modern comforts for family living.

This property features a generous lounge, a contemporary kitchen/dining/family area, two bathrooms, double glazed windows, gas central heating and a downstairs WC

Outside there is a low maintenance private rear garden with side access and off-street parking to the front. Contact us today to schedule a viewing and secure your next home.

Property Features

Approximately 1462 Sq Ft

Four Bedrooms

Two Bathrooms

Superb Kitchen/Diner/Family Room

Separate Lounge

Downstairs WC

Low Maintenance Rear Garden

DG & GCH

Off Street Parking

Close To Danetree & West Ewell Primary

Council Tax Band: D

Tenure: Freehold

EPC Rating:

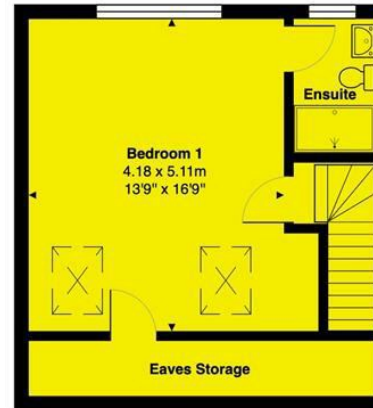
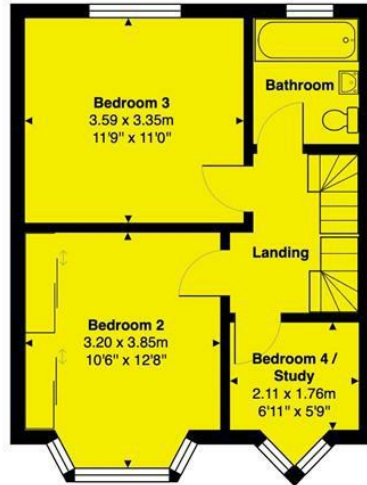
Total approximate floor area: 1462.00 sq ft

Location

Located on the edge of the green space of the Hogsmill Nature Reserve and Ewell Court Park. The property is also walking distance to both Danetree and West Ewell Primary schools. Amenities include local shops, restaurants and an Aldi supermarket. Bus routes to Worcester Park, Surbiton, Kingston and Epsom. Train links into London Waterloo with choice of Ewell West (zone 6) or Stoneleigh (zone 5) railway station

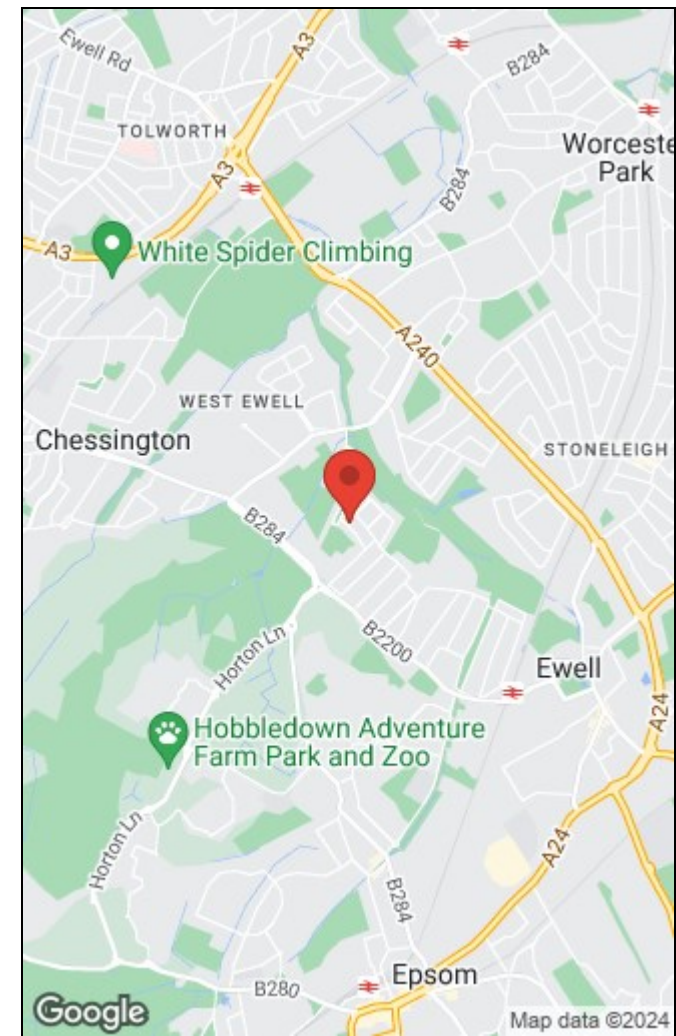


Oakhurst Road, Epsom



Total Area: 135.9 m² ... 1462 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.



Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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