



Old Bridge Lane

Epsom

In Excess of £730,000



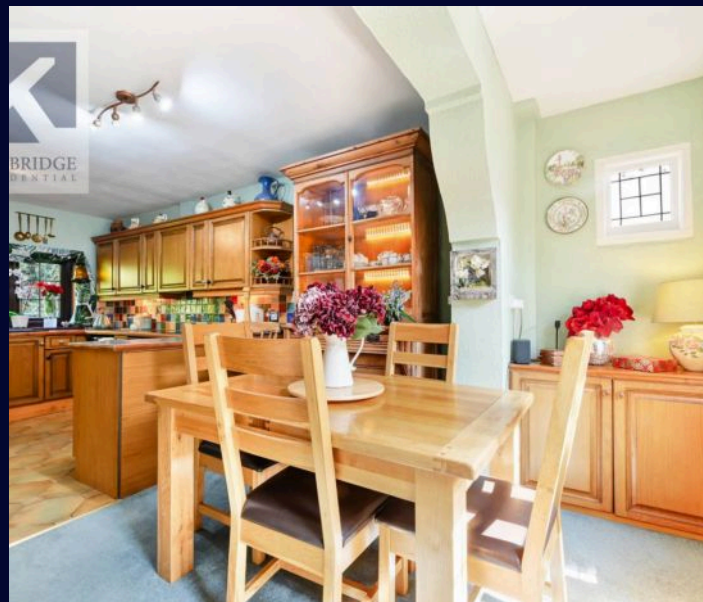


## Old Bridge Lane

### Epsom

- Three double bedroom detached home
- Secluded location
- Short walk to Epsom Town Centre, good schools and mainline station
- Downstairs W.C
- Potential to extend (STPP)
- Ample off-street parking
- Double garage and carport
- Landscaped southerly-facing garden
- Flexible accommodation

A rare gem in the heart of Epsom, this magnificent three-bedroom detached home offers the perfect blend of tranquillity and convenience. Nestled in a secluded location, this well-appointed home boasts three spacious double bedrooms, ideal for families looking for a peaceful retreat. Just a short walk away, Epsom Town Centre, renowned schools, and the mainline station are within easy reach, offering unparalleled accessibility to all amenities. The property features a convenient downstairs W.C and the potential to extend, subject to obtaining the necessary planning permissions, providing the possibility of customising the layout to suit individual preferences. Ample off-street parking, a double garage, parking to the front and carport ensure that parking is never an issue, catering to modern living requirements. The landscaped southerly-facing garden is a tranquil oasis, perfect for relaxing outdoors or entertaining guests, offering a harmonious blend of privacy and serenity. The property's flexible accommodation further enhances its appeal, providing limitless possibilities for creating a customised living space that meets the needs of the discerning homeowner.





The allure of this property extends beyond its immaculate interior to the enchanting outside space that surrounds it. The landscaped garden beckons with its beauty, offering a private sanctuary for relaxation and enjoyment. The southerly-facing aspect ensures ample sunlight throughout the day, creating the perfect environment for outdoor activities or simply basking in the sun. The harmony between the indoor and outdoor areas ensures a seamless transition between the two, creating a cohesive living experience that exemplifies the true essence of comfortable and sophisticated living.

Council Tax band: E

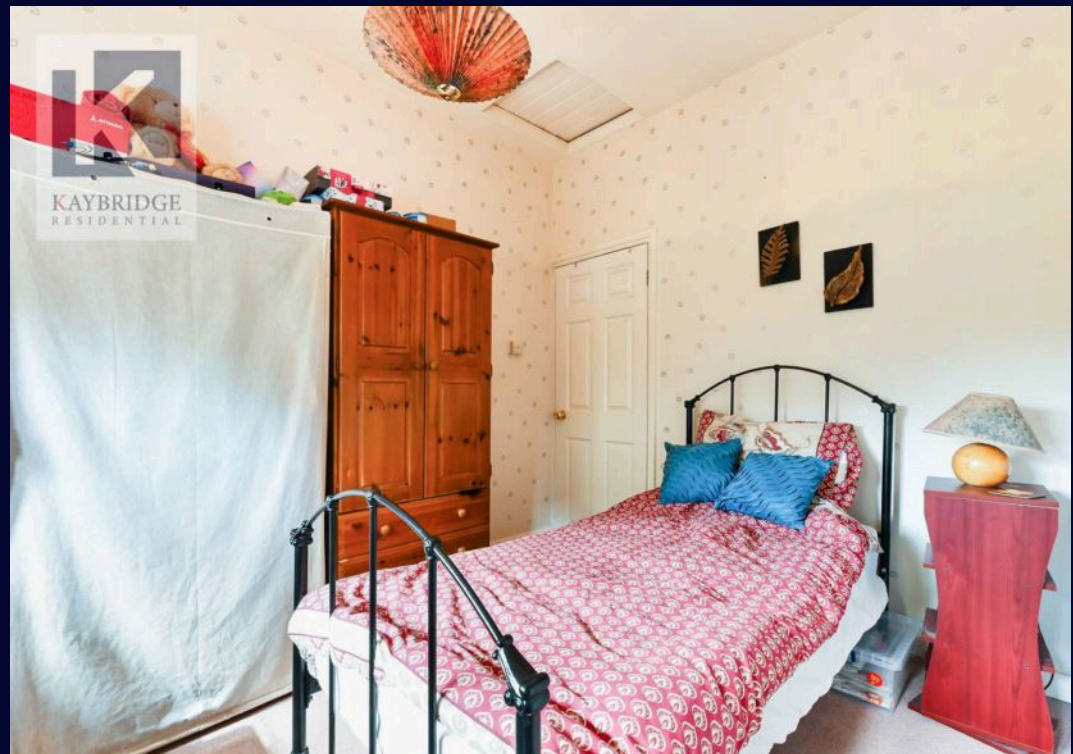
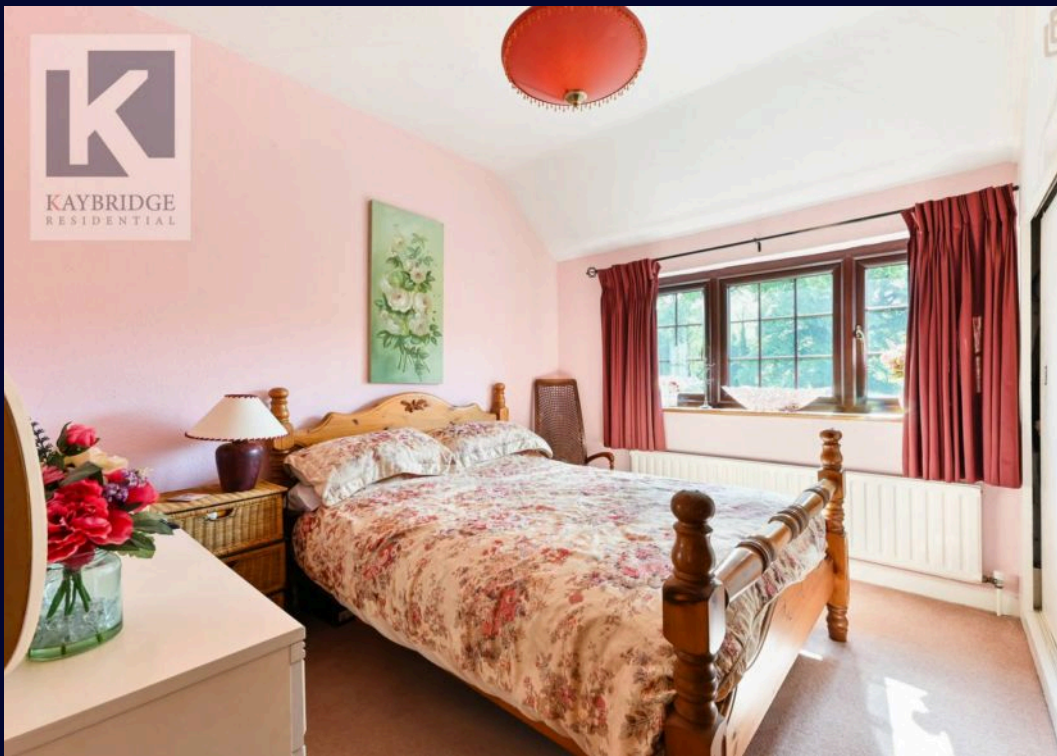
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





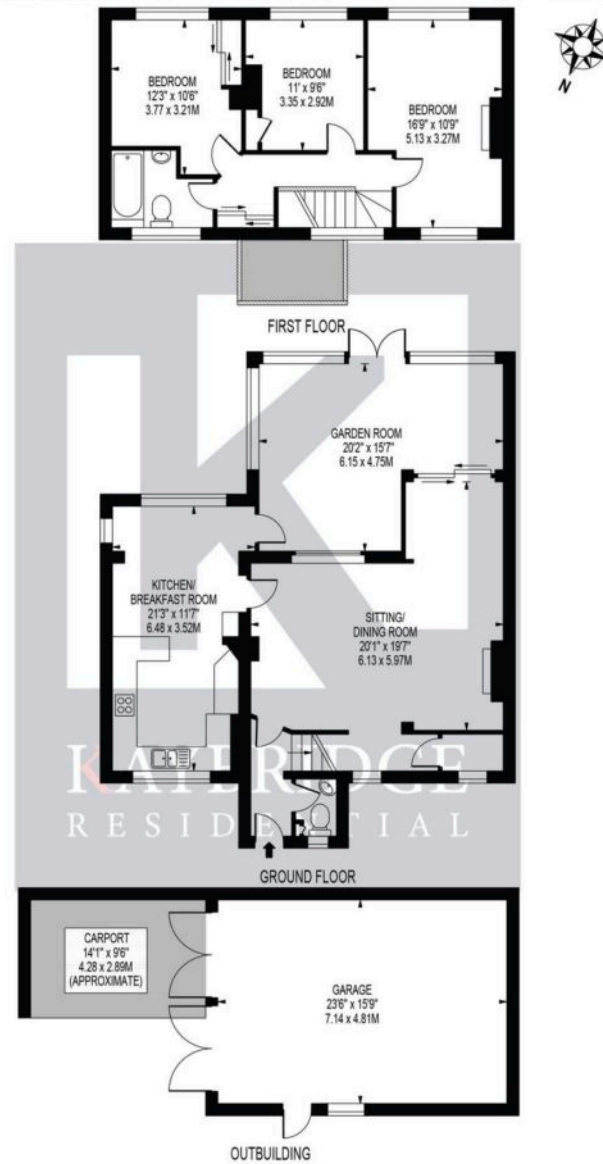


## OLD BRIDGE LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1477 SQ FT - 137.22 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 370 SQ FT - 34.34 SQ M



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