



The **PERSONAL** Agent

15 Poole Road, Epsom
£500,000

Epsom

- Level Rear Garden and Driveway
- Extended Semi Detached Family Home
- Enclosed Entrance Porch
- Dining Room
- Family Room
- Four Bedrooms
- Entrance Hall
- Kitchen
- Living Room
- Bathroom and En-Suite Cloakroom

A four bedroom semi detached family home with rear extension, loft conversion, driveway and a well established level rear garden. The property is located in popular residential area close to good schools and Hogsmill Nature Reserve.

From the moment you arrive, the house sets a welcoming tone. A practical porch and entrance hall leads into a well proportioned living room, filled with natural light from the bay window. This space would provide calm and comfortable evenings in, yet generously sized for hosting friends or family. A feature fireplace anchors the room, adding character and creating a warm focal point.

Flowing seamlessly beyond is the dining room, perfectly placed at the heart of the home. Whether used for family meals, homework sessions or informal gatherings, this room connects naturally to the rear of the property and reinforces the home's sociable layout.

The kitchen has been thoughtfully arranged to maximise both storage and worktop space, with contemporary cabinets, integrated appliances and a stylish finish that balances practicality with





Description

Upstairs, the first floor offers three well proportioned bedrooms, including the principal bedroom, which sits to the front and enjoys the bay window and offering ample space for storage. The other two bedrooms provide flexible options as children's rooms, guest bedrooms or home office space. A modern family bathroom serves this floor, fitted with a bath and overhead shower. The loft conversion adds another impressive layer of accommodation, creating a spacious bedroom with excellent head height, skylight windows and extensive eaves storage. This upper floor offers a peaceful retreat, ideal as a principal suite, teen bedroom or private workspace tucked away from the main household. Outside, the rear garden is laid mainly to lawn, providing space for play, entertaining and relaxation. A defined patio area sits adjacent to the house, perfect for outdoor dining and offers both privacy and versatility for growing families.



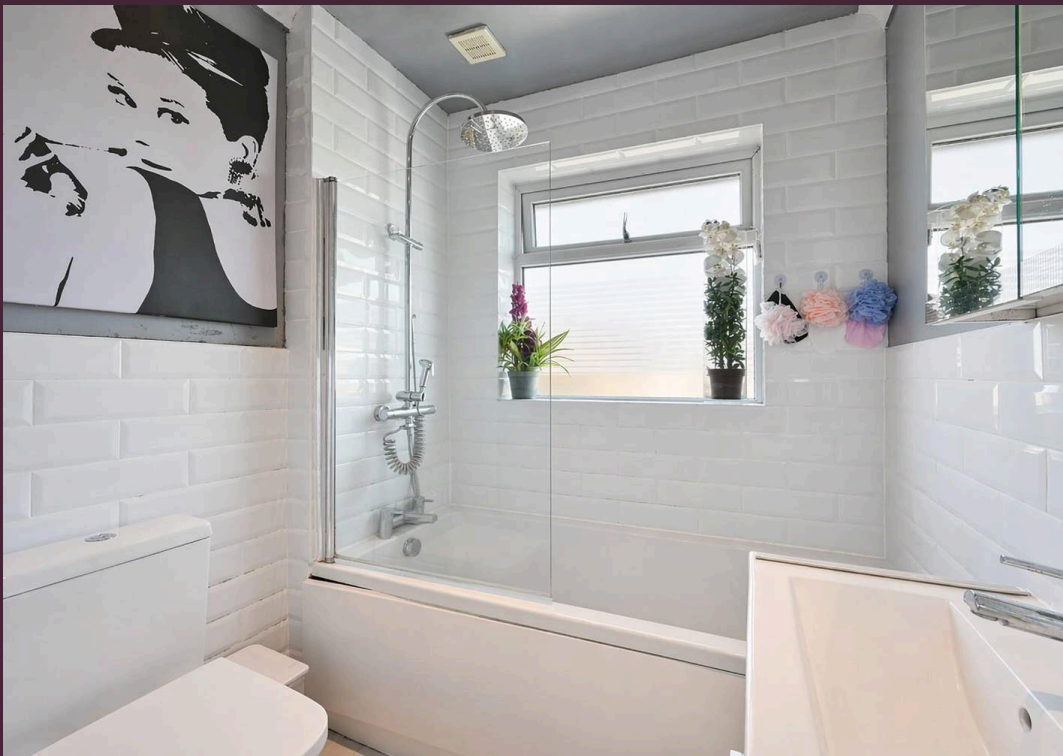
The picturesque Ewell Village is less than half a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London. Alternatively nearby Epsom is a busier market town and has the Ashley Centre – a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

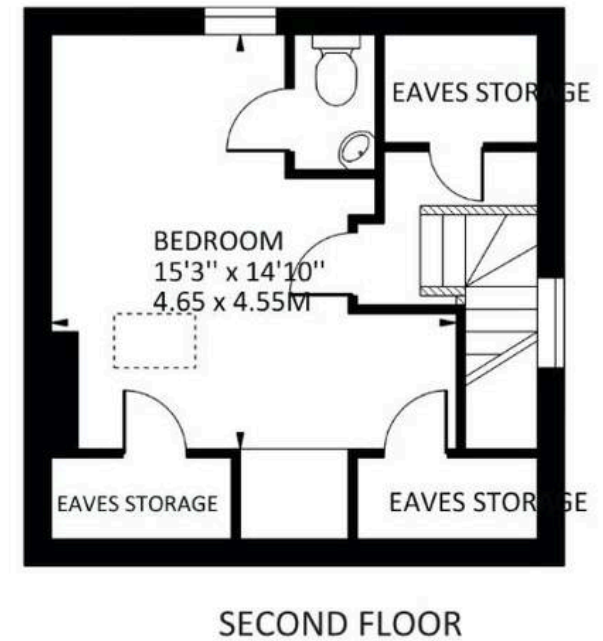
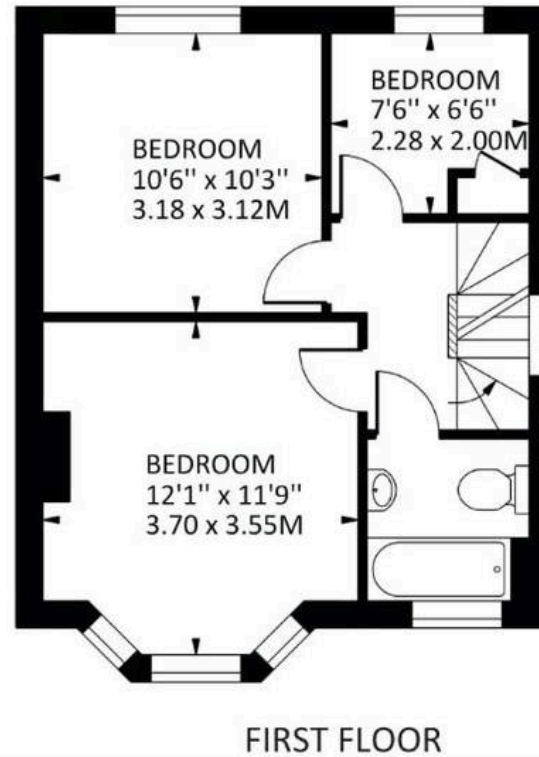
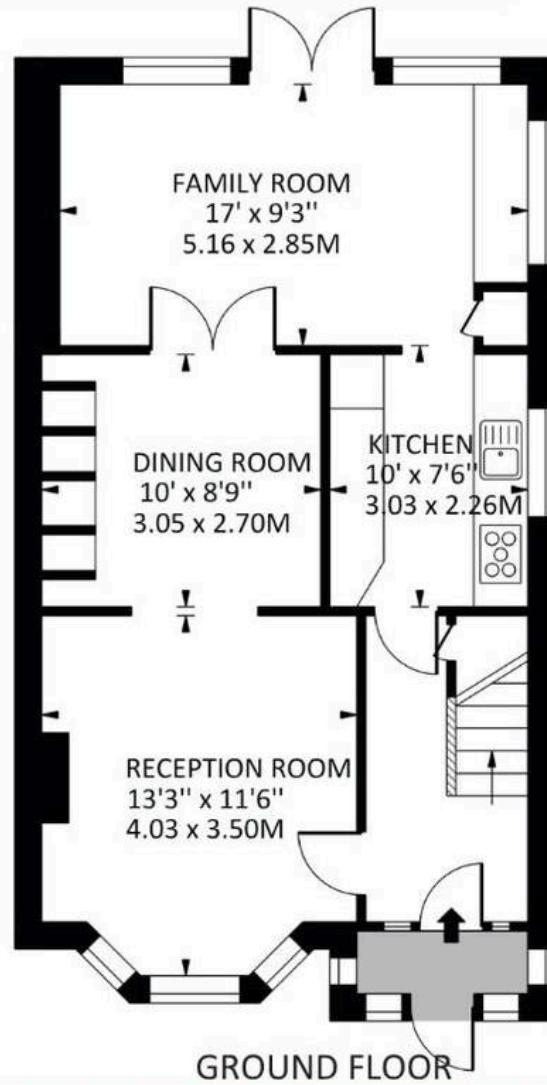
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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