



Bridle Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £700,000 Freehold

- Located at the heart of the College Area
- Moments from Alexandra Park
- Short walk of Ofstead Outstanding school
- Enjoying a 94ft private rear garden
- Attractive semi detached family home
- Three bedrooms with a smart bathroom
- Two inter linking reception rooms
- Smart kitchen & practical downstairs W.C
- Recently replaced driveway with parking
- Easy access to Town, Shops & Station

Located in a popular road within the prestigious College Area of Epsom, and just a few hundred metres from the beautiful open spaces of Alexandra Park, this spacious and well positioned semi detached house offers a fantastic opportunity for a variety of buyers.

Having been lovingly enjoyed by our vendors for the last 10 years, this much loved home is presented in excellent order and provides a wonderful balance of comfortable living space, generous outdoor space and exciting potential for the future.

The property benefits from an impressive 94ft rear garden, off street parking, three well proportioned bedrooms, downstairs cloakroom and a modern upstairs family bathroom. Whilst the house remains unextended currently, it presents a rare opportunity to create a bespoke home, with excellent scope to extend further (subject to the necessary planning permissions).

Set within an enviable location, this bright and spacious home offers well-balanced accommodation with a practical layout that works perfectly for modern family life. The property is ideally



suited to a diverse selection of buyers; whether you are a first time purchaser, growing family, investor, downsizer or looking to secure a home within a highly regarded school catchment area, this is a property that deserves your attention.

The generous accommodation comprises a welcoming living room, separate dining/family room and a well-appointed kitchen, creating a practical and sociable ground floor layout. The downstairs cloakroom adds further convenience, while upstairs there are three well proportioned bedrooms and a stylish family bathroom.

The rear garden is a standout feature, extending to approximately 94ft and providing an excellent private outdoor space for entertaining, relaxing and family enjoyment. With its generous proportions, it also offers fantastic potential for landscaping improvements or future extension possibilities (subject to planning). To the front, the driveway provides off street parking and further enhances the appeal of this rarely available home.

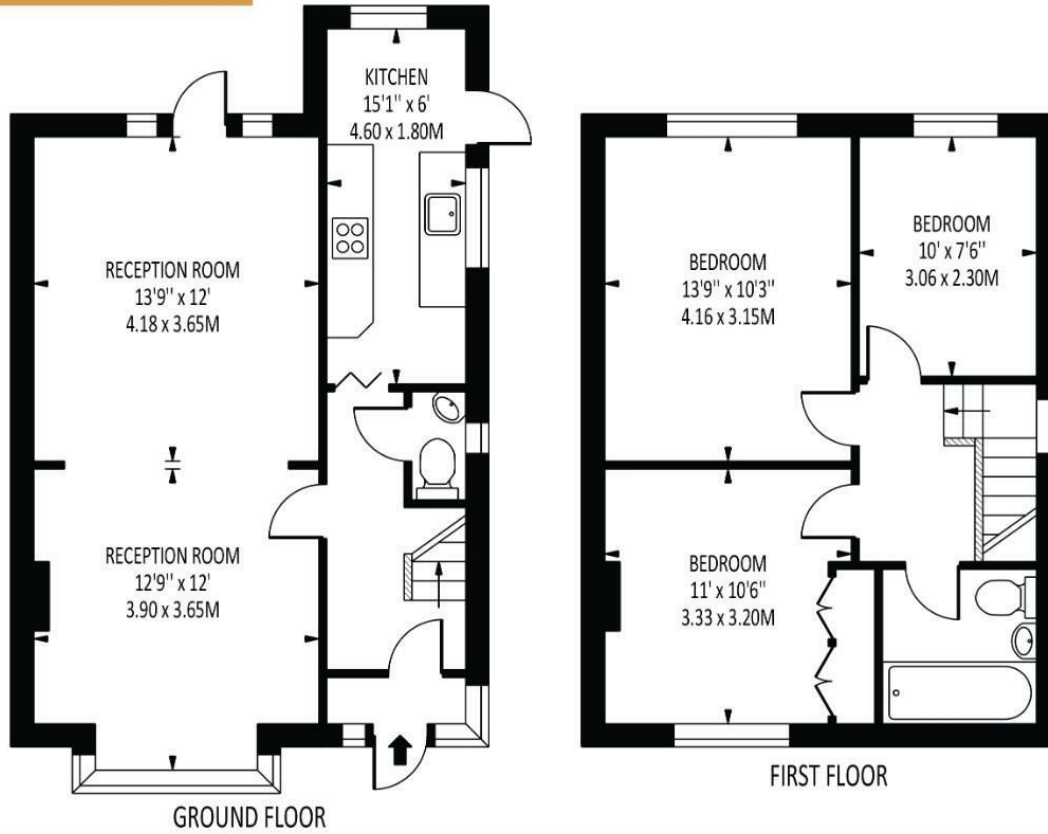
The location is a real highlight, with Alexandra Park just a short stroll away, offering a wonderful green space for walks, recreation and family time. The highly regarded Ofsted Outstanding Wallace Fields Infant & Junior Schools are also within easy reach, making this an ideal choice for families looking for convenience, lifestyle and excellent schooling. Epsom town centre and railway station are also close by, providing a fantastic mix of connectivity and everyday convenience.

Epsom is a popular commuter town, located to the south west of London and offers an excellent choice of state and independent schools for all age groups. The world famous Epsom Downs, home of The Derby, is close by, while the M25 (Junction 9) provides easy access to both Heathrow and Gatwick international airports.

Tenure- Freehold  
Council Tax Band - E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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