



The **PERSONAL** Agent

Cunliffe Road, Epsom

Guide Price £500,000

Cunliffe Road

Epsom

- Great semi detached family home
- Total area 941 sq ft (87.45 sq m)
- Three well proportioned bedrooms
- 26'11" x 13'5" reception/dining room with bay window
- Separate kitchen with side access
- Family bathroom with separate WC
- Huge scope to extend (STPP)
- Landscaped and private rear garden
- Offered to the market chain free
- Viewing by appointment

A welcoming entrance hall provides access to the staircase and flows through to the principal living space. The standout feature of the ground floor is the generous reception/dining room, measuring an impressive 26'11" x 13'5" (8.20m x 4.10m). Running the full depth of the house, this versatile space is enhanced by a charming bay window to the front and offers ample room for both living and dining areas, making it ideal for family life and entertaining.

The kitchen, measuring 11'2" x 9'3" (3.40m x 2.81m), sits at the rear of the property with a window overlooking the garden and a side door providing convenient external access. The room is ready for a new owner to redesign and refit to their own taste.





Description

The landing leads to three well-balanced bedrooms. The two double bedrooms are both a good size: the rear bedroom measures 11'2" x 11' (3.40m x 3.35m), while the front bedroom is the larger of the two at 15'4" x 11'2" (4.68m x 3.41m), benefitting from a bay window and built-in storage.

The third bedroom, at 9'5" x 8' (2.88m x 2.45m), is a flexible space suited to a child's room, nursery or home office. A family bathroom with separate WC completes the accommodation.

Whilst the property now requires modernisation, its layout and footprint offer huge scope to reconfigure and extend, whether to the rear, the side or into the loft, subject to planning permission.

This is a rare chance to create a substantial family home tailored to your needs and to add real value.



Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes.

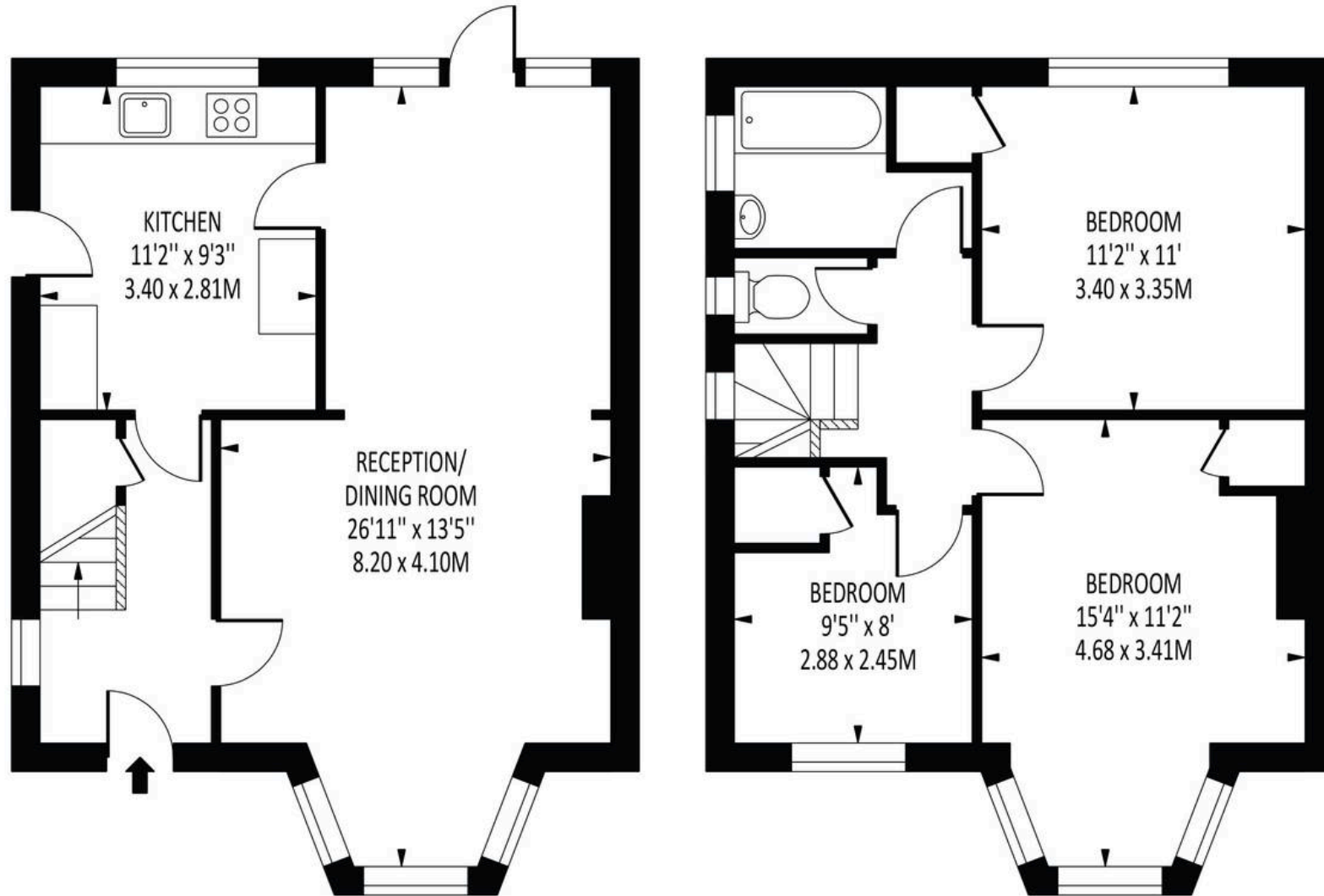
There is a choice of infant and junior schools within the immediate vicinity and the historic Nonsuch Park runs alongside the south east side.

Both the M25 and A3 are easily accessible giving a straightforward route to London and both Heathrow and Gatwick international airports.

Council Tax band: E

Tenure: Freehold





Disclaimer: For Illustration Purposes only

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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