

The PERSONAL Agent

Parklawn Avenue, Epsom

Guide Price £575,000

Parklawn Avenue

Epsom

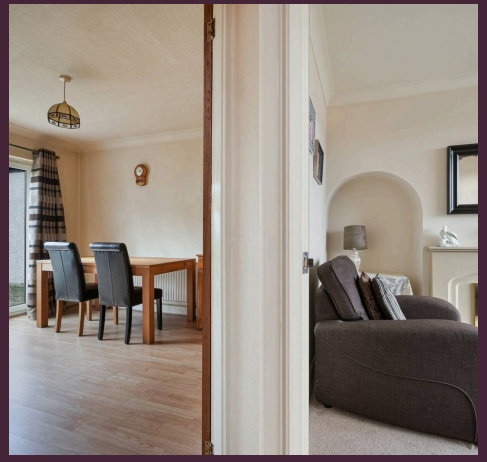
- No onward chain
- Prime Stamford Green Conservation location
- Rare chance to fully refurbish & extend
- Scope to extend to the rear & loft (STPP)
- Three bedrooms & two receptions
- Generous East facing rear garden
- Detached garage/workshop plus driveway
- Open plan kitchen/dining space
- Catchment for highly regarded schools
- Close to Epsom town, station & open green

Situated on a highly desirable road on the periphery of the Stamford Green Conservation Area, this attractive three bedroom semi-detached home presents an exciting opportunity for buyers looking to create their ideal family home. Offered with no onward chain, the property is perfectly comfortable and ready to move into as it stands, whilst also providing a wonderful blank canvas for the next owners to update, customise and personalise to their own tastes.

With generous accommodation, a secluded easterly facing garden, detached garage/workshop and off street parking for two cars, the property offers excellent scope for future enhancement and extension, subject to planning permission. Ideally positioned close to Epsom town centre, the station, highly regarded schools and beautiful surrounding parkland.











Description

The Personal Agent are delighted to present this attractive three bedroom semi detached home, situated within one of Epsom's highly desirable residential roads, on the periphery of the picturesque Stamford Green Conservation Area.

Offered to the market with no onward chain, the property combines the comfort and practicality of a home that can be enjoyed immediately with the exciting prospect of future improvements.

Whilst some cosmetic updating would undoubtedly enhance the accommodation, the house is perfectly liveable as it stands, providing a fantastic blank canvas for buyers wishing to gradually introduce their own style and create a home that truly reflects their tastes and requirements.

The generous plot and established surroundings also offer exciting longer-term potential to extend to the rear or into the loft, subject to the usual consents, as demonstrated by several neighbouring properties that have already been thoughtfully transformed.



The existing accommodation offers a practical and versatile layout, comprising three well proportioned bedrooms, a comfortable reception room, an open plan kitchen leading through to a rear dining room, and a first floor family bathroom. These spaces provide an excellent foundation for buyers looking to introduce contemporary finishes, reconfigure the layout or simply refresh the interiors at their own pace.

Outside, the secluded easterly facing rear garden provides a wonderful sense of privacy and offers plenty of potential for landscaping, entertaining and outdoor family living.

A driveway that leads to a detached garage/workshop, providing useful storage or workspace, whilst the frontage benefits from off street parking for two cars.

The location is equally appealing, being within easy reach of Epsom town centre and its mainline railway station, offering services to London Waterloo and Victoria.

Families will appreciate the proximity to Stamford Green Primary School and a selection of highly regarded secondary schools, whilst the beautiful open spaces of Epsom Common, Horton Country Park and Epsom Downs are all readily accessible.

Homes on Parklawn Avenue offering this combination of immediate liveability, generous outside space and exciting potential for future enhancement are rarely available.

Whether looking to move straight in and make gradual improvements or undertake a more ambitious transformation over time, this charming property represents a wonderful opportunity to create a truly individual family home.

Council Tax band: E

Tenure: Freehold





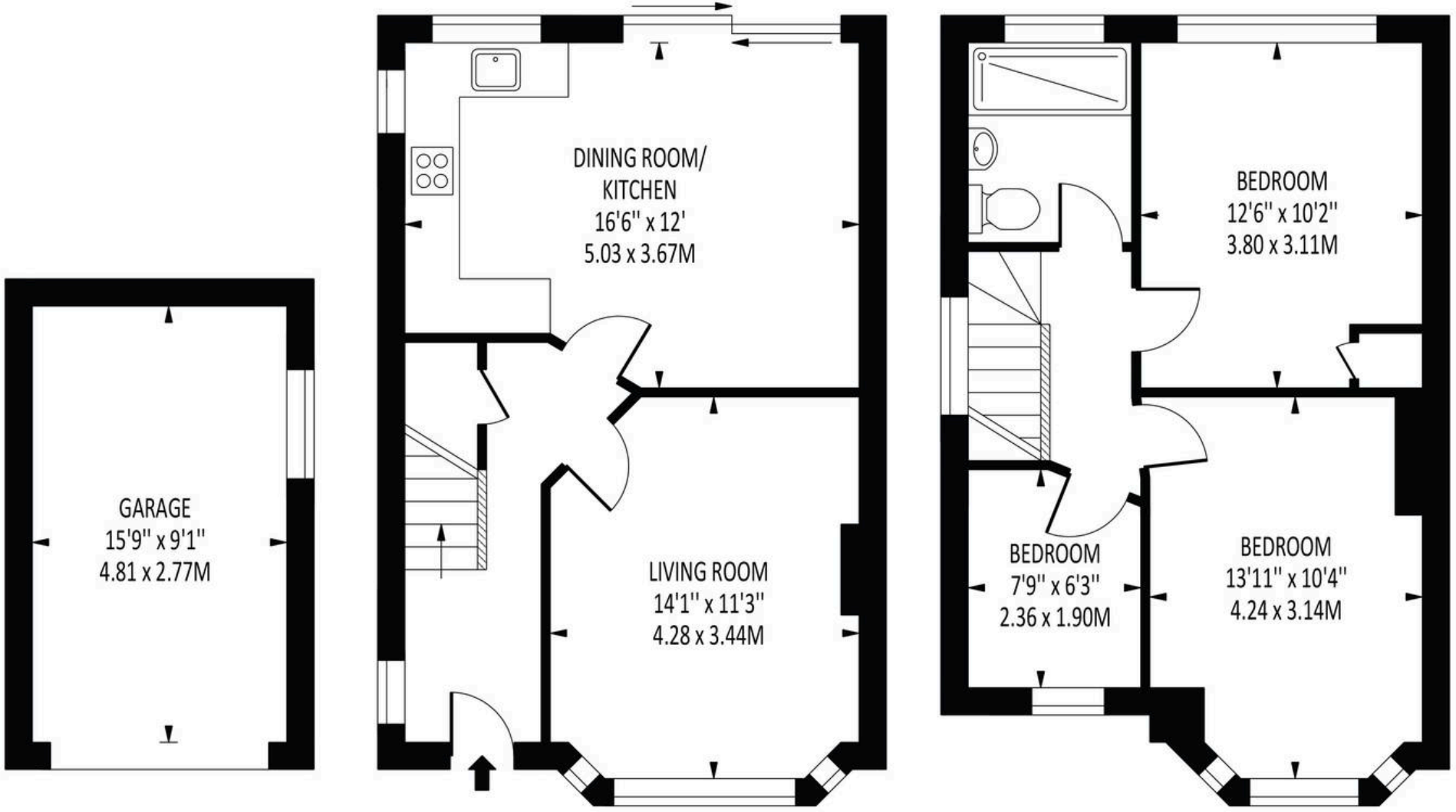




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Total Area: 974 SQ FT • 90.52 SQ M
(Including Garage)
Garage Area : 143 SQ FT • 13.32 SQ M



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 inpspection, 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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