

The PERSONAL Agent

Poole Road, Epsom

In Excess of £575,000

Poole Road

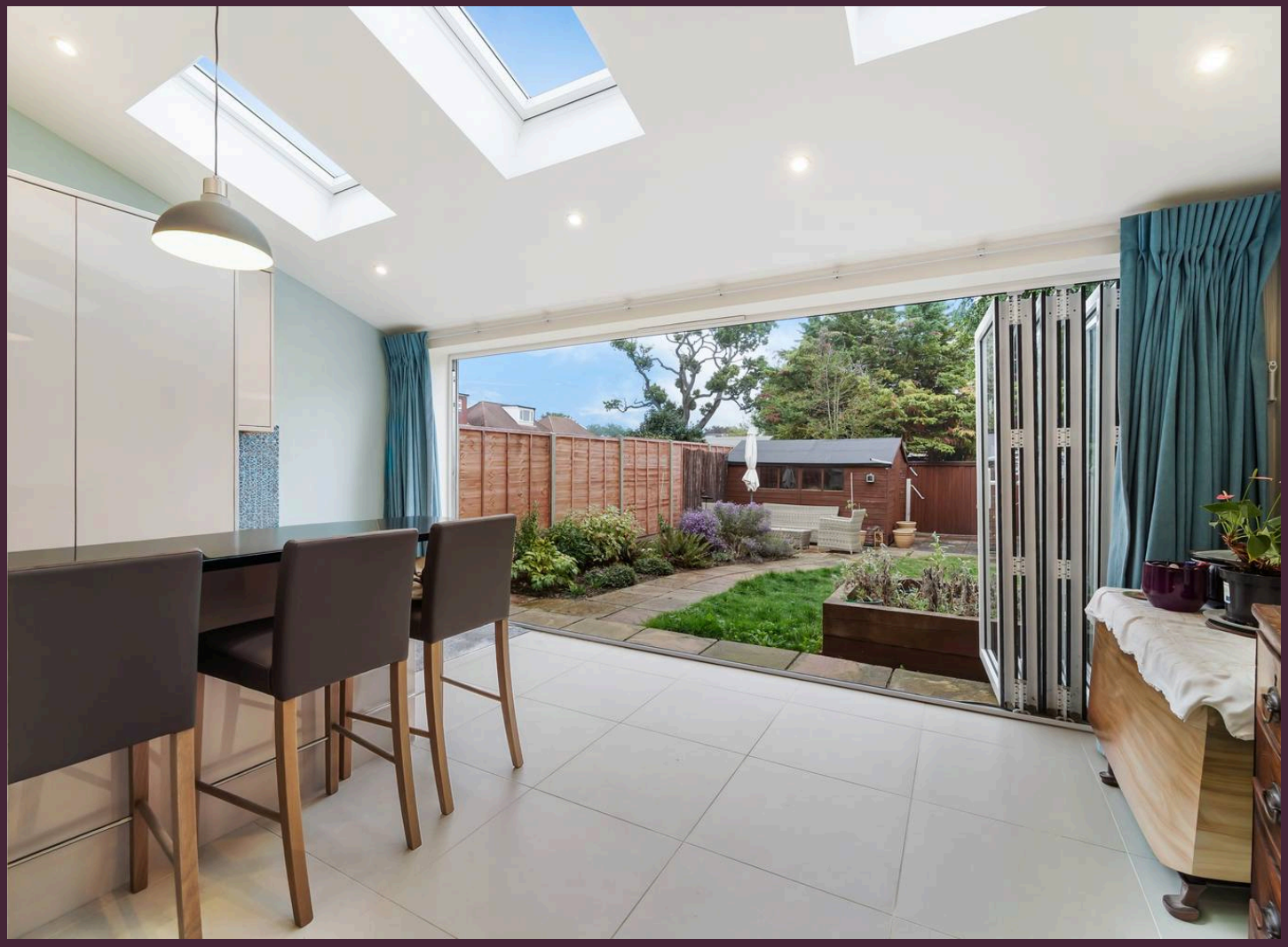
Epsom

- Three Double Bedrooms
- Extended Semi Detached House
- Two Modern Bathrooms
- Open Plan Kitchen Dining Room
- Further Double Reception Room
- Over 1220 Square Feet of Accommodation
- Off Street Parking for Two Cars
- Very Bright Home
- Close to The Hogsmill Nature Reserve
- Nearby Wonderful School Options

Arranged over the upper floors are three well-proportioned bedrooms, including an impressive loft extension which provides valuable additional accommodation. The extended loft bedroom benefits from its own modern bathroom, creating an excellent principal bedroom suite, while the remaining bedrooms offer flexibility for children, guests or those working from home. The bathrooms are finished in a contemporary style, further enhancing the home's ready to enjoy appeal.

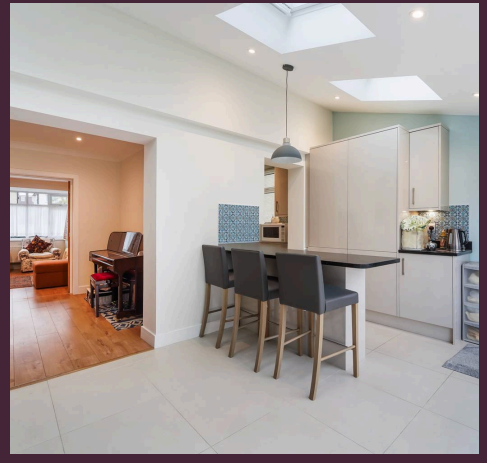
Externally, the property benefits from off street parking for two vehicles, adding further convenience to an already attractive package.

Combining a high standard of presentation, versatile accommodation and carefully considered extensions, this is a fantastic opportunity to acquire a bright, modern and well maintained home that is ready to enjoy from day one.











Description

A Beautifully Presented, Extended Family Home ,Ready to Move Straight Into This wonderful family home offers an ideal combination of stylish, modern living, generous accommodation and an abundance of natural light throughout.

Presented in excellent order, the property is truly turn-key ready, allowing the next owners to move straight in and enjoy everything it has to offer.

The ground floor has been thoughtfully enhanced by an attractive kitchen extension, creating a superb contemporary space for everyday family life and entertaining.

Flooded with natural light from the impressive skylights, the kitchen and dining area provide a bright, airy and welcoming environment, with ample room for both cooking and socialising.

A separate reception room offers a comfortable retreat for relaxing, while completing the ground floor is a practical layout designed to suit modern living.



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 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: D

Tenure: Freehold

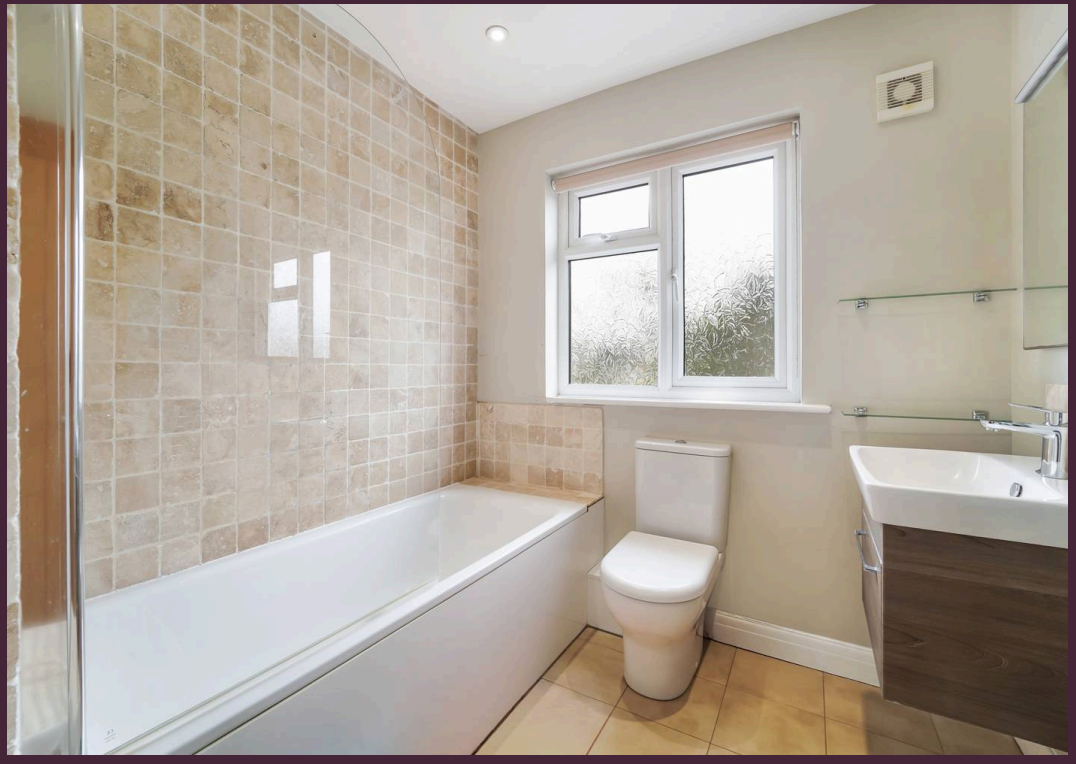
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





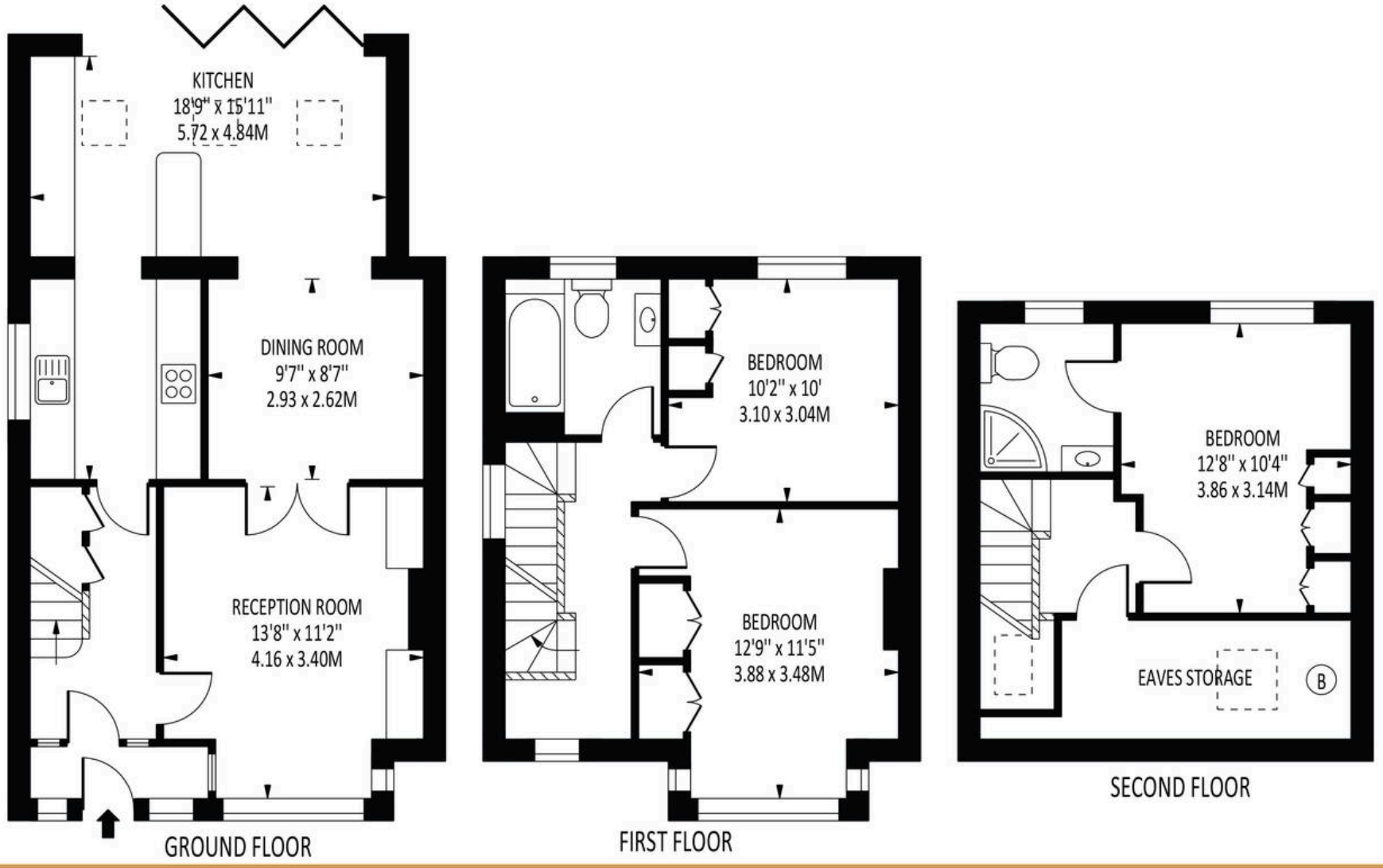




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Total Area: 1221 SQ FT • 113.48 SQ M
(Including Eaves Storage)
Eaves Storage Area : 78 SQ FT • 7.20 SQ M



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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