



The **PERSONAL** Agent

28 Sparrow Farm Road, Epsom  
£525,000

## Epsom

- Family Bathroom
- Kitchen With Access to Garden
- Secluded Rear Garden
- Close To Stoneleigh Broadway and Station
- Traditional Entrance Hall
- Charming 1930's End Of Terrace House
- Lounge and Dining Room
- Block Paved Driveway
- Three Bedrooms
- Double Glazing and Gas Central Heating

This charming three bedroom 1930s end of terrace home enjoys generous off street parking and a level and secluded south facing rear garden. It offers an exciting opportunity to modernise to your own taste, with further potential to extend across the rear or into the loft (subject to planning permission).

The property sits on a leafy, tree lined residential road close to Cuddington Park and the highly regarded Meadow Primary School. Stoneleigh Broadway and its mainline station offering regular services into central London, are less than half a mile away, making this an ideal spot for families and commuters alike.

The vendor has requested that no internal photos are published online. Rest assured, the property is perfectly liveable, simply a little dated in places and would suit young families or downsizers looking for an affordable home in a highly sought after and convenient location.







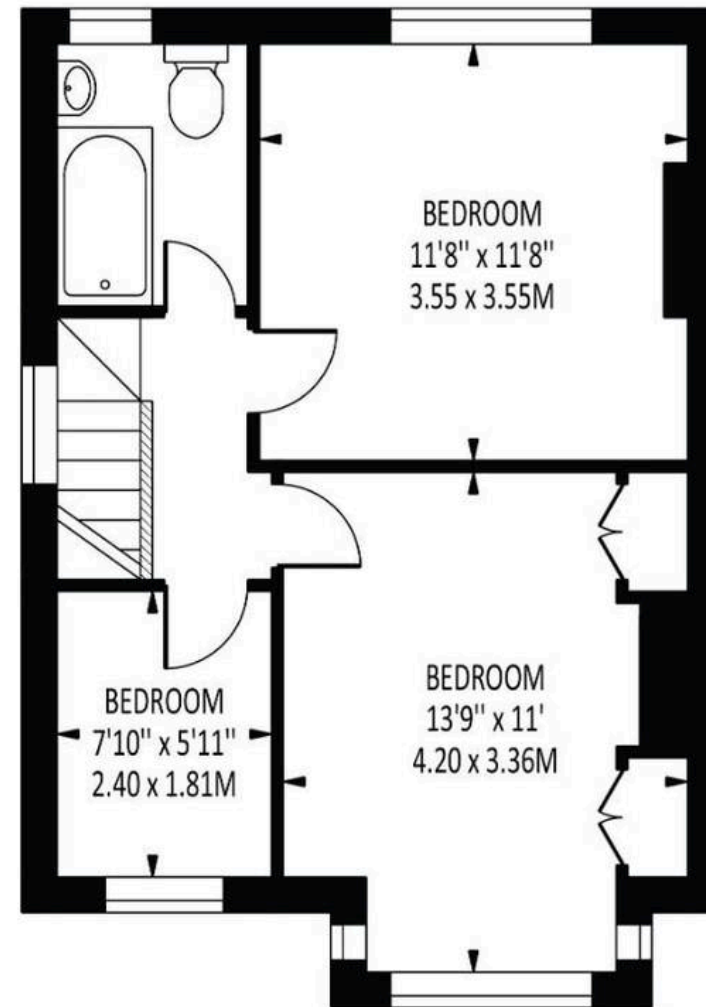
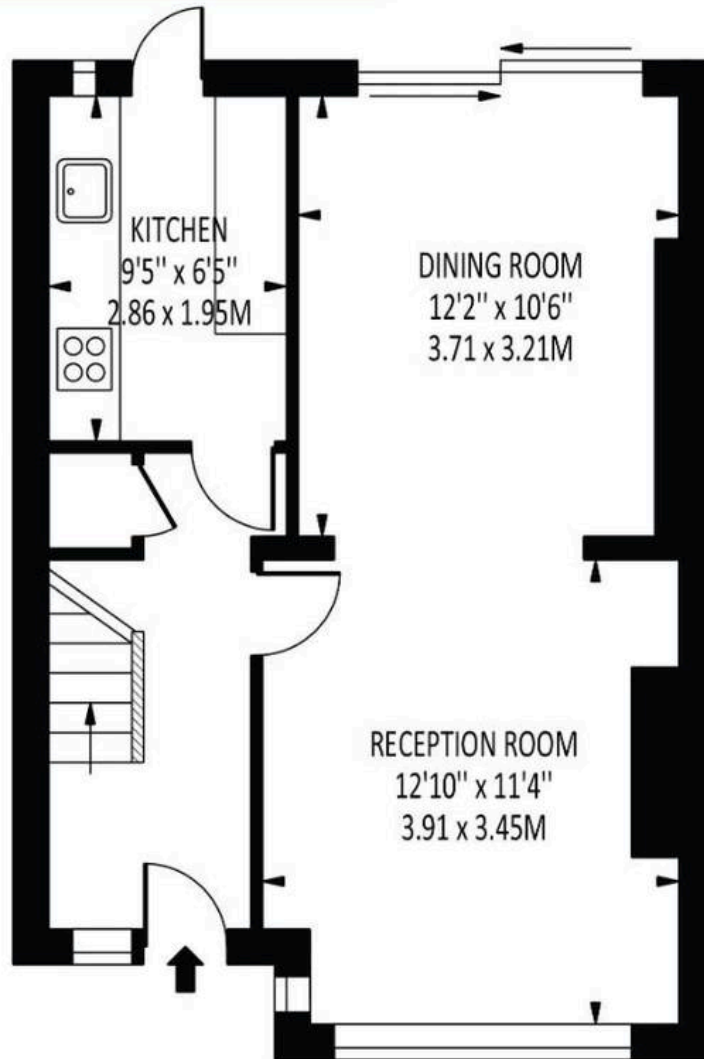
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side. Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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.



## The Personal Agent Ltd

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