



Parklawn Avenue, Epsom

Guide Price £650,000



Parklawn Avenue

Epsom

****NO CHAIN**** Three bedroom semi in sought after Stamford Green, Epsom. Extended kitchen diner, garage, off-street parking, near top schools and station. Scope to extend (STPP). First time on market in 40+ years.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- No Chain
- Three Bedroom Semi Detached
- Desirable Stamford Green Location
- Good Size Rear Garden
- Seperate Garage and Off Street parking for Two Cars
- Extended Kitchen Dining Area
- Scope For Further Extention By Going Into The Loft
- Five Minutes to Outstanding Primary School Stamford Green
- 10-15 Minutes to Epsom High Street and Train Staion
- Not been for Sale in Over 40 Years



This attractive three bedroom semi detached house is presented to the market for the first time in over 40 years and is situated in the highly desirable Stamford Green area, making it an ideal choice for families and professionals seeking a welcoming community atmosphere. The property features a spacious and well-proportioned layout, including an extended kitchen dining area that provides a fantastic space for both every-day living and entertaining guests.

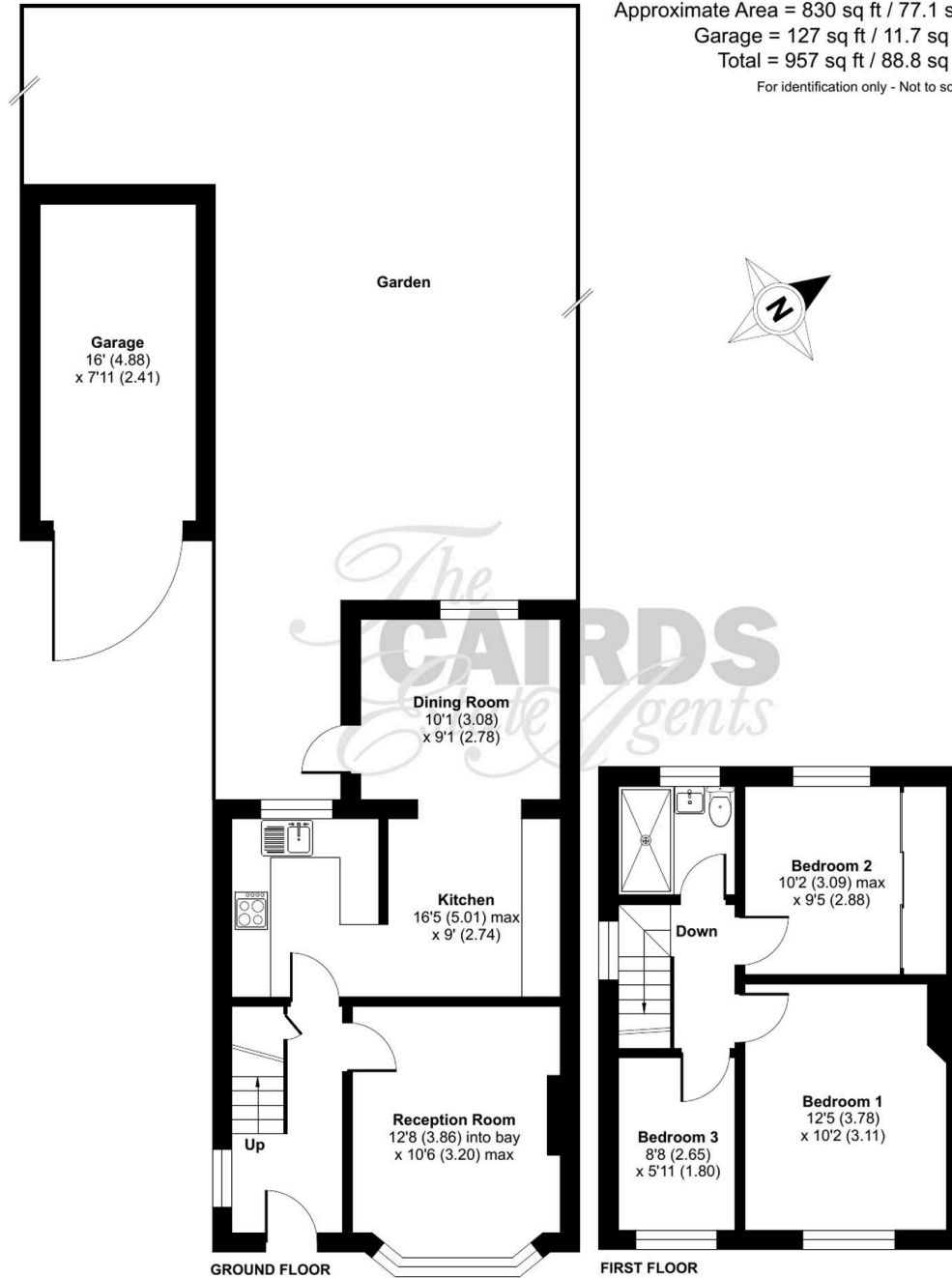
There is a separate garage and off street parking for two cars, offering convenience and practicality for busy households. The home also offers excellent potential for future growth, with scope for further extension into the loft (subject to the usual planning permissions), allowing you to tailor the space to suit your evolving needs.

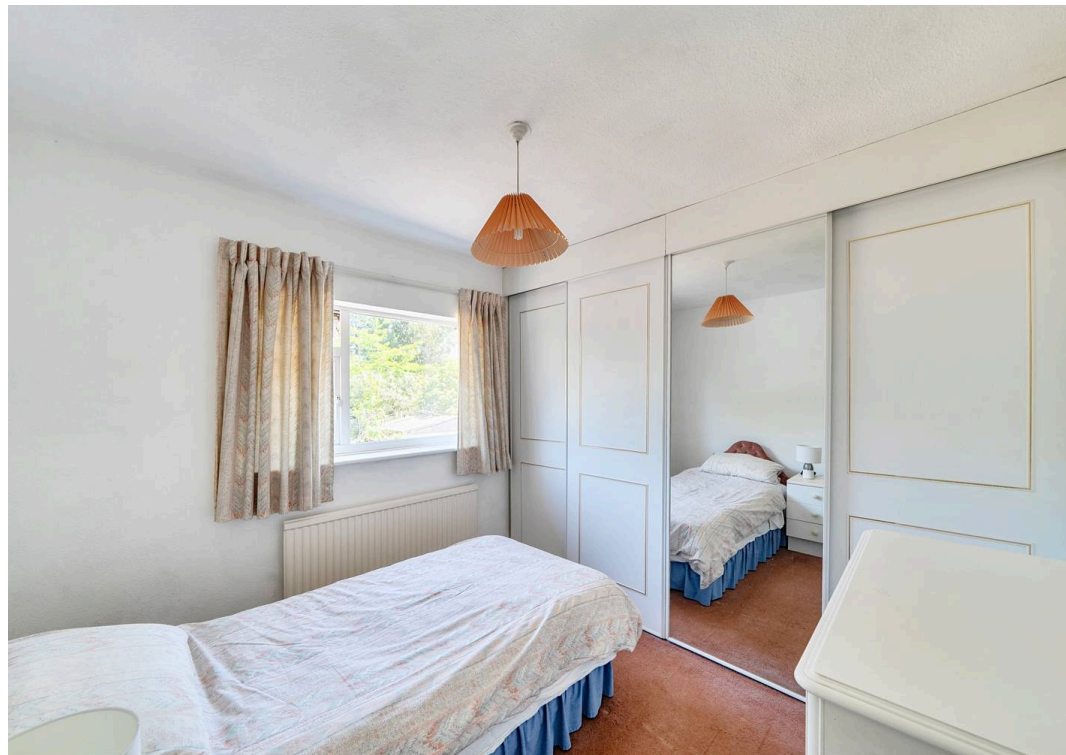
The location is particularly appealing for families, being just five minutes from the outstanding Stamford Green Primary School, and within a comfortable 10 to 15 minute walk of Epsom High Street and the mainline train station, ensuring easy access to shopping, dining, and fast connections to London and beyond. Internally, the house is well maintained, with three bedrooms and a family bathroom, providing ample space for everyone.

The extended kitchen dining area is the heart of the home, filled with natural light and designed for modern living, while the separate reception room offers a peaceful retreat for relaxation. Additional features include double glazing, gas central heating, and a practical layout that can be easily adapted for a variety of lifestyles. This is a rare opportunity to acquire a much loved family home in a sought after location, with the benefit of not having been offered for sale in over four decades. Whether you are looking to move straight in or seeking a property with potential to further enhance and personalise, this house offers the perfect blend of comfort, flexibility, and future promise. Early viewing is highly recommended to appreciate the full potential of this superb home in one of Epsom's most popular residential areas (Stamford Green), close to well regarded schools, excellent transport links, and all the amenities the town has to offer.

Parklawn Avenue, Epsom, KT18

Approximate Area = 830 sq ft / 77.1 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 957 sq ft / 88.8 sq m
For identification only - Not to scale







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