



Bramble Walk, Epsom

The PERSONAL Agent

# Offers In Excess Of £700,000 Freehold

- Fronting onto a nature reserve
- Heart of a picturesque conservation area
- Completely modernised Edwardian home
- Cleverly extended with stylish decor
- Stunning kitchen/dining/family space
- Separate bay fronted living room
- Three bedrooms & ensuite cloakroom
- Beautiful & luxurious bathroom suite
- Southerly facing landscaped courtyard
- Close to Town, Station & outstanding schools

Fronting directly onto a nature reserve within the heart of the Stamford Green conservation area, this attractive and cleverly extended Edwardian semi-detached home has been the subject of a comprehensive refurbishment program, which enjoys stylish and contemporary design touches that seamlessly blend with a characterful and homely feel throughout.

The cleverly designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow into each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly day to day life.

The property itself is a real gem and has been extended and finished to the owners' exacting standards. The simply stunning open plan kitchen/dining/family room creates the ultimate first impression which alongside the numerous other stand out features really delivers that 'wow' factor. Finding a more impressive home in this most sought after of locations would be a very difficult task indeed.



As soon as you step through the front door the amazing feel of the property is immediately evident, with lots of natural light and a superb high level finish throughout. The entrance hall gives access to the cosy, bay fronted living room, and a stunning open plan reception space to the rear which incorporates a well equipped kitchen with central island, dining area and a great family space with bi-folds opening to the garden.

The clever extension is the perfect space to relax in with a great outlook over the garden and tons of natural light. From a practical sense the ground floor is completed by a beautiful bathroom and a walk-in cupboard.

On the first floor there is a generous master bedroom with ensuite cloakroom and access to a nursery/third bedroom that could also be utilised as a dressing room of study, whilst the guest bedroom enjoys an amazing outlook to the front.

Further noteworthy points include a beautifully landscaped courtyard garden which enjoys an almost direct Southerly

aspect, making it the perfect suntrap and a great area to entertain in.

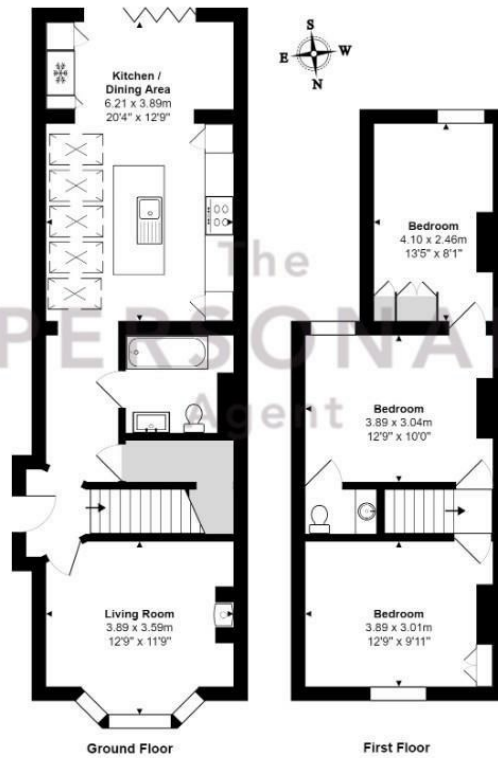
Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station which is approximately 1.0 mile away. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

Tenure - Freehold  
Council tax band - D







Ground Floor First Floor

Bramble Walk, Epsom  
 Total Area: 94.7 m<sup>2</sup> ... 1019 ft<sup>2</sup>  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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