



The Parade, Epsom

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- No onward chain
- 0.3 of a mile to Railway Station
- 0.2 of a mile to High Street
- Attractive double fronted semi detached home
- Four well proportioned bedrooms
- Two generous reception rooms
- Ensuite bathroom & family bathroom
- Off street parking
- Tandem garage
- Rear and front garden

A fantastic opportunity to acquire this attractive double-fronted semi-detached home, tucked away in a little-known part of central Epsom. Ideally positioned within easy walking distance of local shops, Epsom town centre and the railway station, all just a few minutes away.

Offered to the market with no onward chain, this charming home perfectly balances the convenience of town-centre living with the peaceful village feel for which this conservation area is renowned.

The property enjoys a secluded garden, generous garage and parking, with excellent scope to customise and create a home to your own taste. A rare opportunity to secure a hidden gem in such a sought-after location, early viewing is strongly recommended to avoid disappointment.

From the moment you step through the front door, the wonderful feel of this home is immediately apparent. The bright and



spacious triple-aspect 24ft living room is flooded with natural light, with double doors opening into the conservatory. A well-proportioned second reception room offers excellent flexibility and could be used as a home office, family room or dining room. The modern kitchen enjoys a pleasant outlook and direct access to the garden, while ample storage completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, two of which enjoy a pleasant outlook over the green to the front. The principal bedroom benefits from an ensuite bathroom, with a further family bathroom completing the first floor.

Outside, there is plenty to impress, with off-street parking and a secluded front garden providing a welcoming approach. A particularly noteworthy feature is the tandem double-length garage, a genuine rarity for a town-centre home and offering excellent storage, parking or workshop potential.

To the rear, the beautifully private garden is a wonderful

extension of the living space. Enjoying an excellent degree of seclusion and a sunny aspect, it is a real sun trap and an ideal spot for relaxing, entertaining or enjoying the outdoors.

The Parade is a highly sought-after cul-de-sac, with the property positioned at the end of a pedestrianised lane lined with an appealing mix of character homes. Set within a conservation area just south of Epsom High Street, the location offers the perfect blend of convenience and charm.

Epsom Station, the High Street and the popular Rosebery Park are all within a short walk, making this an exceptionally convenient setting for town-centre living while retaining a peaceful and tucked-away feel.

Tenure - Freehold
Council tax band - F



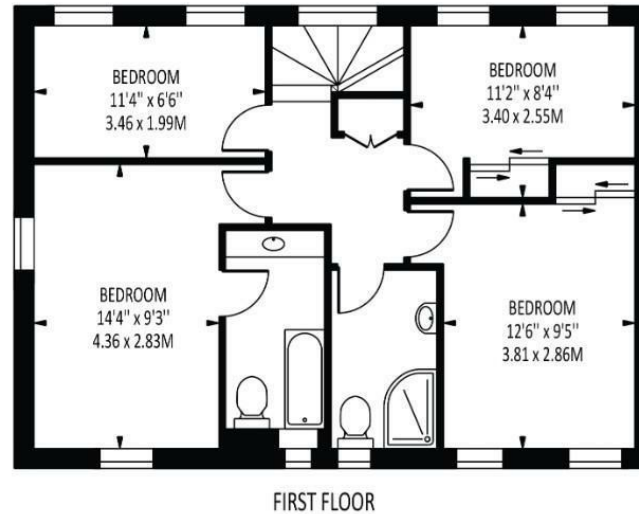
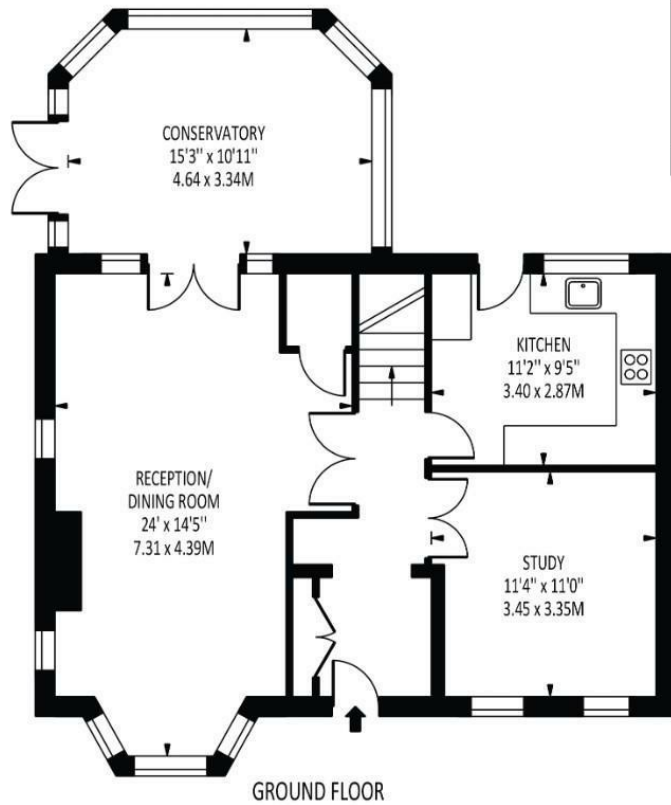


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Total Area: 1706 SQ FT • 158.49 SQ M
(Including Garage)
Garage Area : 258 SQ FT • 24.00 SQ M



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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	84
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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