



The **PERSONAL** Agent

Lakehurst Road, Epsom

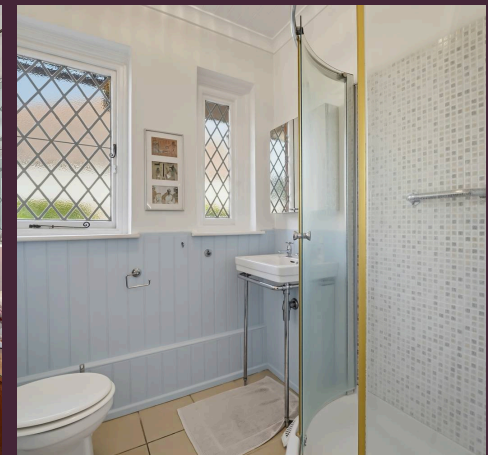
Guide Price £650,000

Lakehurst Road

Epsom

- Offered to the market chain free
- Situated in the popular Ewell Court area
- Three bedroom property set on a generous plot
- Well presented accommodation throughout
- Spacious living room measuring approximately 17'1" x 11'7"
- Fitted kitchen measuring approximately 12'8" x 11'11"
- Three well proportioned bedrooms
- Family bathroom and separate shower room
- Detached garage measuring approximately 20'6" x 10'7"
- Excellent potential for modernisation and personalisation, allowing buyers to create their ideal home

Situated within the popular Ewell Court area, this attractive three bedroom property presents an excellent opportunity for buyers looking for a home with plenty of potential. Offered to the market **chain free** and set on a generous plot, the property is well presented throughout, while offering scope for modernisation and improvement to suit the tastes and requirements of its next owners.





Description

The accommodation comprises a fitted kitchen with access to the rear garden, a spacious living room providing ample space for both relaxing and entertaining, and three well proportioned bedrooms. The property also benefits from a family bathroom and a separate shower room, adding flexibility and convenience for family living.

Externally, the generous plot offers exciting possibilities for those looking to enhance or personalise the outdoor space, while a detached garage provides valuable storage or parking potential. There is also further scope to extend into the loft, subject to obtaining the necessary planning permissions and building regulation approvals, offering an exciting opportunity to create additional accommodation and further enhance the property.



Although some modernisation would be beneficial, the property offers a fantastic foundation for someone looking to create their ideal home in a sought-after residential location. With its chain-free status, appealing proportions and excellent potential to add value, this is an opportunity not to be missed. Early viewing is highly recommended to appreciate the accommodation, plot and potential on offer.

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The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by. Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Council Tax band: D

Tenure: Freehold



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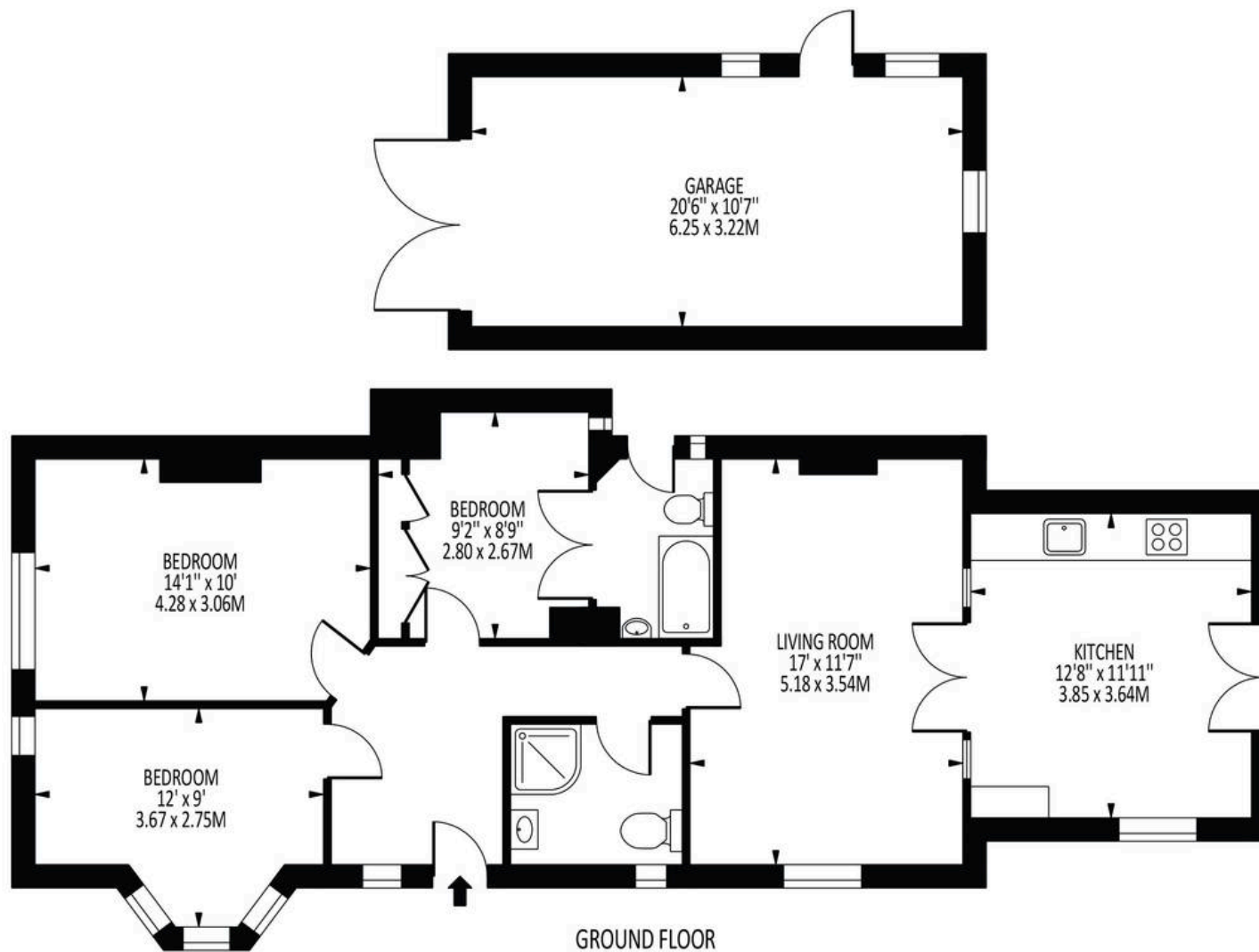


Lakehurst Road

Total Area: 1062 SQ FT • 98.66 SQ M

(Including Garage)

Garage Area : 217 SQ FT • 20.13 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.



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