



The **PERSONAL** Agent

64 Sparrow Farm Road, Epsom
£575,000

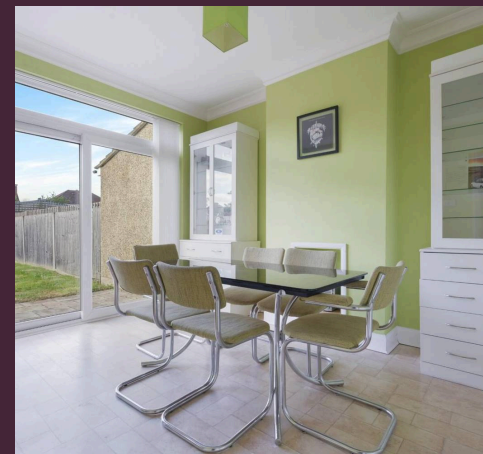
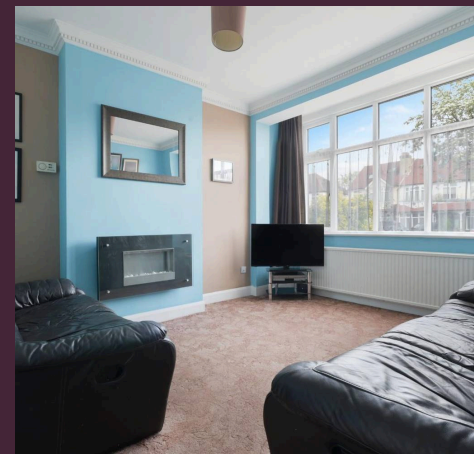
Epsom

- Top floor principal bedroom with en suite shower room
- Property offered in fair condition with scope for modernisation
- Spacious kitchen/dining room to the rear
- Four bedroom terraced family home
- Popular residential location close to local amenities and transport links
- Detached double garage offering excellent storage or workspace potential
- Arranged over three well proportioned floors
- Excellent opportunity to add value and personalise
- Potential to extend the ground floor subject to planning permission
- Bright front reception room with bay window

The Personal Agent are delighted to welcome to the market this spacious family home, set just minutes from Stoneleigh Broadway and all it has to offer, including local amenities and the train station. The property is also extremely well positioned close to the renowned Nonsuch Park.

Situated within a popular residential location, this four bedroom 1930's house offers an excellent opportunity for buyers looking to modernise and add value over time.

The property is currently presented in fair condition throughout but would benefit from updating in parts, making it an ideal purchase for those seeking a home they can put their own stamp on. The accommodation is well proportioned across three floors and offers a flexible layout for growing families.





Description

The ground floor comprises a welcoming entrance hall, a bright front reception room with a square bay window, and a spacious kitchen/dining room to the rear overlooking the garden. There is also clear potential to extend across the ground floor, subject to the usual planning consents, which could significantly enhance the living accommodation further. To the first floor are two generous double bedrooms, a further single bedroom/study and a family bathroom, while the top floor provides an additional large double bedroom with eaves storage and en suite shower room, creating an ideal principal suite or guest accommodation. Externally, the property benefits from a detached double garage and further scope for improvement, making this an exciting long term prospect for buyers wanting both space and future potential and there is also a handy storage shed. Early viewing is highly recommended to appreciate the opportunity on offer.



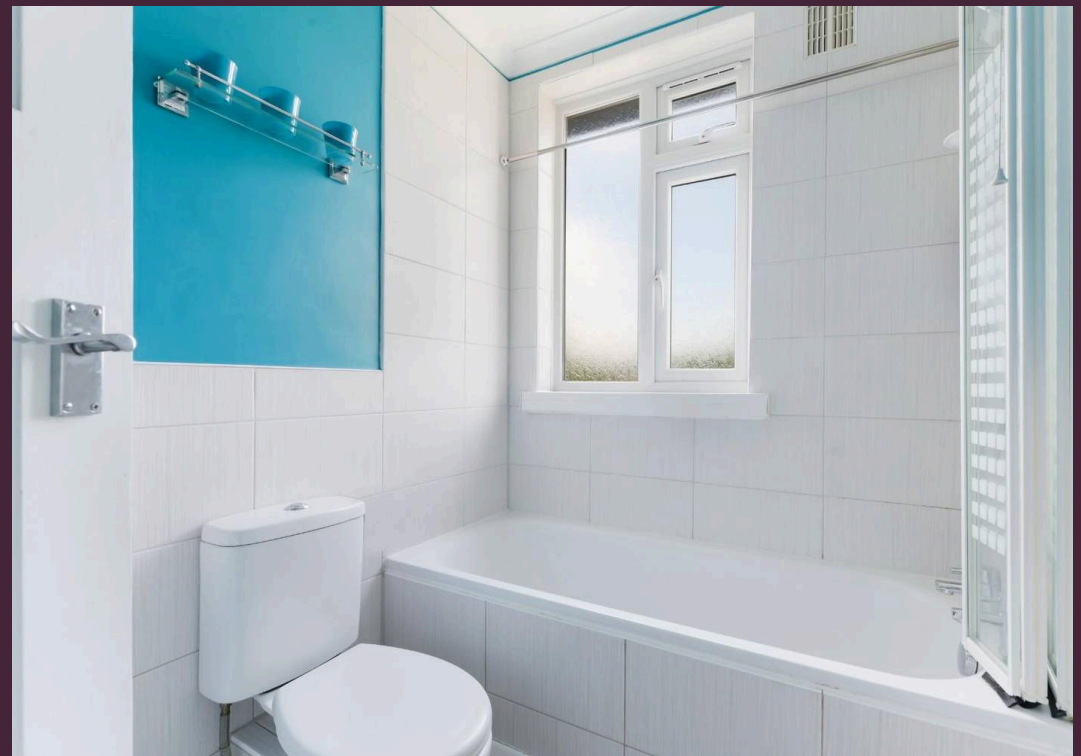
Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch 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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

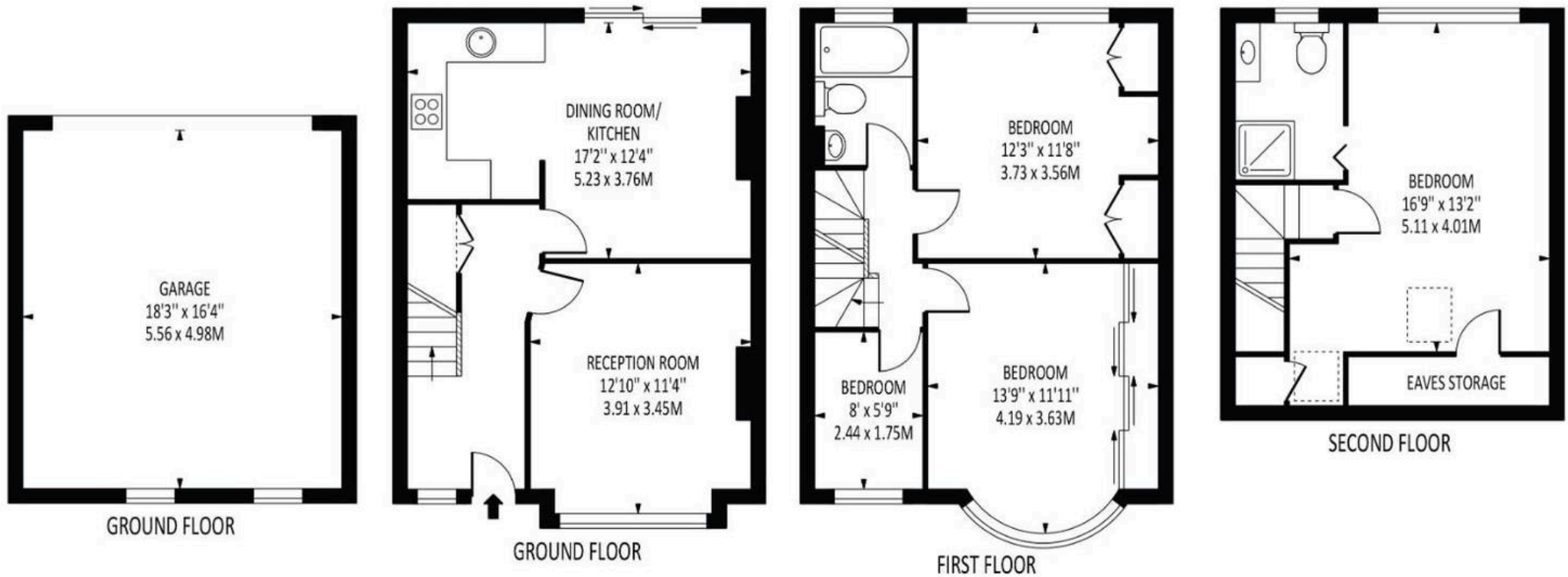
EPC Environmental Impact Rating: C



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Sparrow Farm Road

Total Area: 1464 SQ FT • 136.01 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 26 SQ FT • 2.42 SQ M
Garage Area : 298 SQ FT • 27.69 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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