

The PERSONAL Agent

# Ebbisham Road, Epsom

Guide Price £500,000

# Ebbisham Road

## Epsom

- No onward chain
- Three bedroom semi detached home
- 1131 sq. ft of accommodation
- 16ft reception room
- Conservatory
- Practical kitchen
- Downstairs bathroom
- Private garden
- Off street parking for multiple cars
- Huge scope for improvement and extensions (STPP)

Offered with no ongoing chain and located on the periphery of Epsom Common this deceptively spacious semi-detached house provides flexible and bright accommodation alongside huge scope to extend STPP.

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.











**Description**

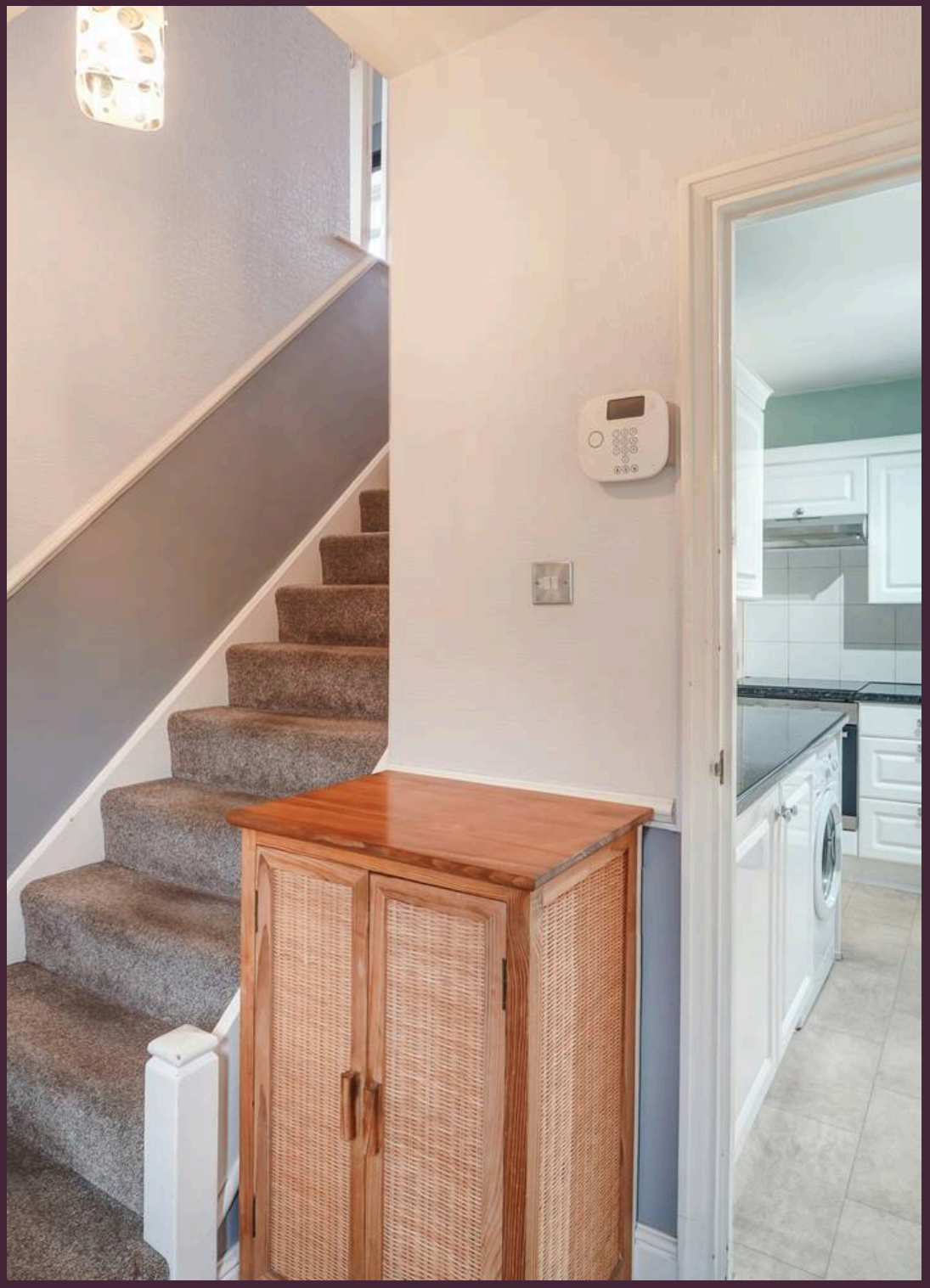
The property is within the catchment of many fantastic local primary and secondary schools (including Rosebery girls' school) and located within a short walk of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light.

There is a full length reception room which has a handy conservatory off of it. The ground floor is completed by a practical kitchen, family bathroom and 17ft workshop.

On the first floor is where you find three well proportioned bedrooms and an ensuite W.C.

One of the key parts to this property is the larger than average plot which has a rear garden which provides a great deal of privacy and to the front there is a large driveway with off street parking for several cars and potential to increase the size of the existing home significantly (STPP).



Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors. On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Council Tax band: TBD





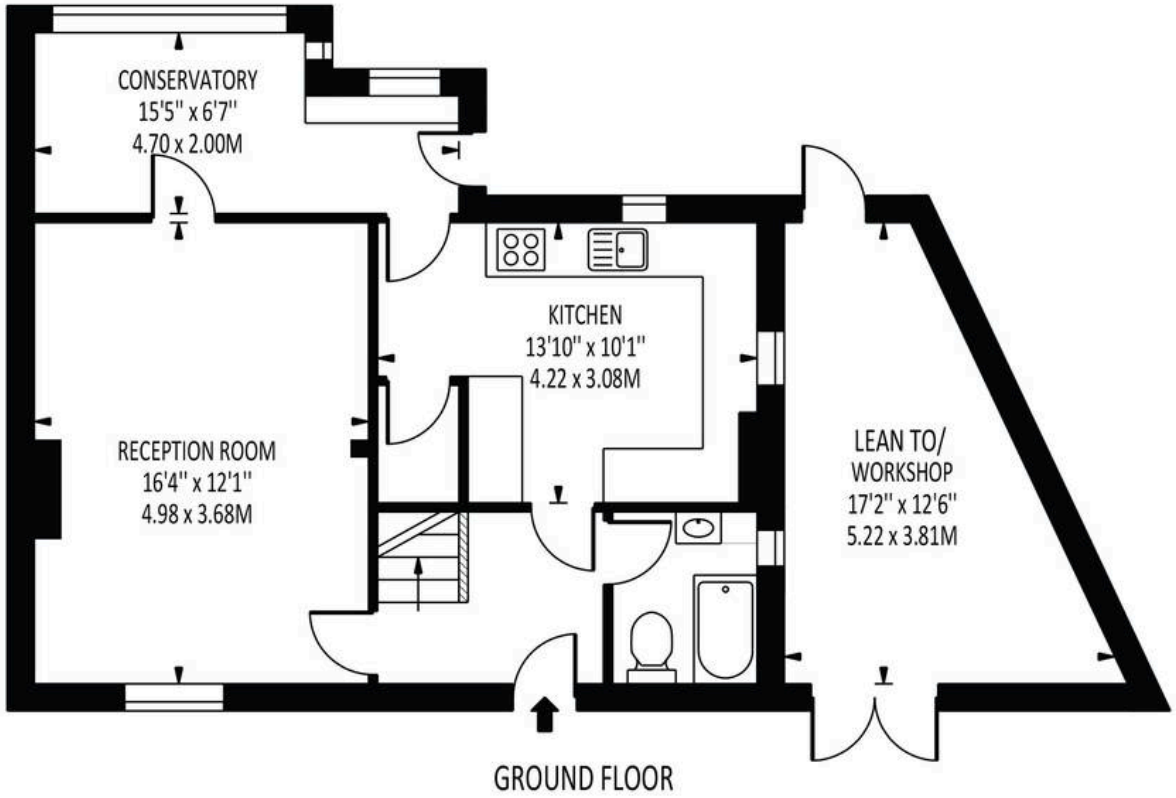


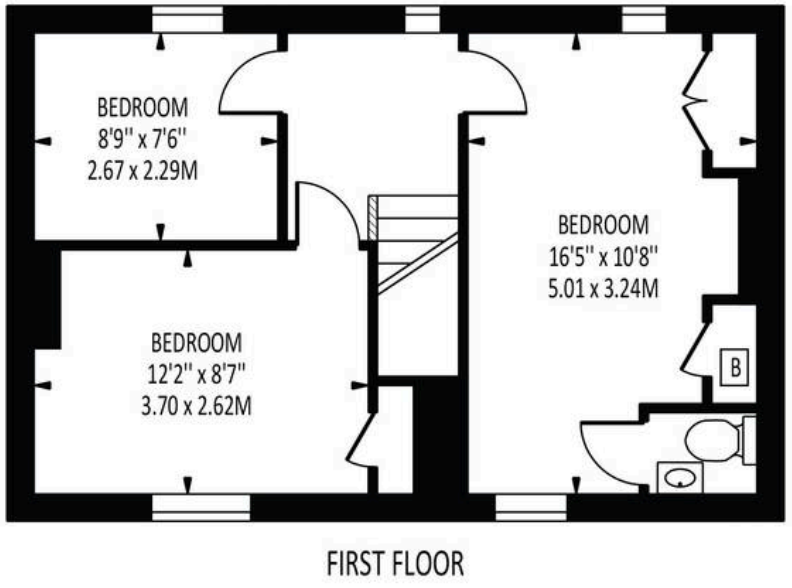


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Total Area: 1131 SQ FT • 105.07 SQ M
(Including Workshop)
Workshop Area : 143 SQ FT • 13.26 SQ M




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 inpspection, 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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