



Eastdean Avenue, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Stamford Green Conservation Area
- Highly sought after area
- Beautiful semi detached chalet
- 1,332 sq ft of flexible living
- Stunning kitchen with underfloor heating
- Orangery with feature roof lantern
- Secluded landscaped rear garden
- Three bedrooms
- Heated garden cabin with internet
- Driveway, EV charger & CCTV

Tucked away within one of Epsom's most sought after roads in the heart of the picturesque Stamford Green Conservation Area, this beautifully presented semi detached chalet bungalow offers the perfect balance of peaceful surroundings and everyday convenience. Having been a much loved home for the current owners for the past 34 years, it is a property filled with warmth, happy memories and a wonderful sense of home.

Whether you're a professional couple looking for stylish, versatile living, a growing family wanting access to excellent schools, or downsizers seeking generous accommodation without compromising on location, this exceptional home offers something for every stage of life. Just moments from Epsom town centre, you'll enjoy an array of shops, cafés, restaurants and excellent transport links, while the leafy charm of Stamford Green provides a tranquil setting to return home to each day. Families will also appreciate being within the catchment of the highly regarded Stamford Green Primary School, together with an excellent choice of outstanding secondary schools nearby.

Extending to approximately 1,332 sq ft, the thoughtfully designed accommodation has been enhanced over the years to create bright, sociable living spaces that effortlessly connect with the beautiful garden. At the heart of the home is the impressive extended kitchen, where underfloor heating, integrated appliances, a Quooker boiling water tap and striking skylights



combine to create a stylish and practical space for everyday family life. Double doors open directly onto the landscaped rear garden, making summer entertaining and alfresco dining wonderfully easy.

The contemporary reception room provides a welcoming place to relax, centred around an attractive feature fireplace before flowing seamlessly into the orangery style dining area. Flooded with natural light from its impressive roof lantern, this versatile space offers stunning garden views and is equally suited to entertaining guests or simply enjoying quiet evenings at home.

The ground floor also offers two well proportioned bedrooms, served by a modern shower room, providing excellent flexibility for guests, family members or those seeking single level living. Upstairs, the magnificent principal bedroom creates a true sanctuary, measuring an impressive 20ft by 15ft and complemented by a stylish ensuite bathroom together with excellent built in storage.

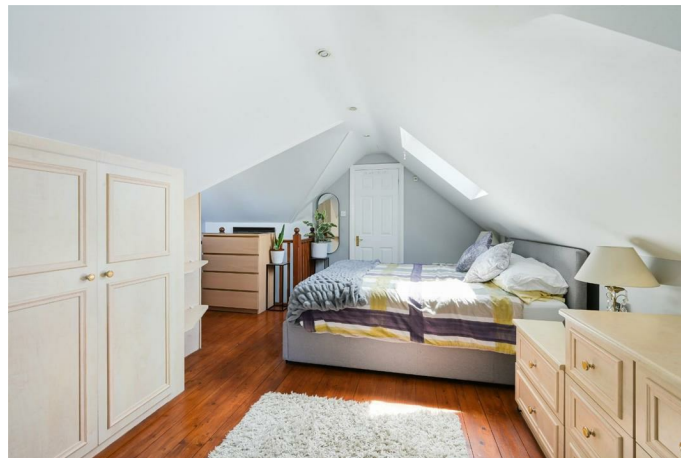
Outside, the beautifully landscaped rear garden has been carefully designed to offer a high degree of privacy and year round enjoyment. Whether relaxing on the patio, gardening or entertaining family and friends, it is a wonderful extension of the home. A superb garden cabin, complete with heating, power and high speed internet, provides an ideal home office,

studio, gym or creative workspace, perfectly suited to modern lifestyles.

Practicality is equally well catered for, with off street parking for up to four vehicles, an EV charging point and CCTV providing both convenience and peace of mind.

Combining character, modern comforts and an enviable conservation area setting, this is a rare opportunity to acquire a truly cherished home in one of Epsom's most desirable locations, ready for its next owners to create many happy memories for years to come.

Tenure- Freehold
Council tax band- D







Eastdean Avenue

Total Area: 1332 SQ FT • 123.79 SQ M
(Including Summer House)
Summer House Area : 170 SQ FT • 15.76 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		
England & Wales		EU Directive 2002/91/EC
	69	79

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