

The PERSONAL Agent

Mavis Close, Epsom

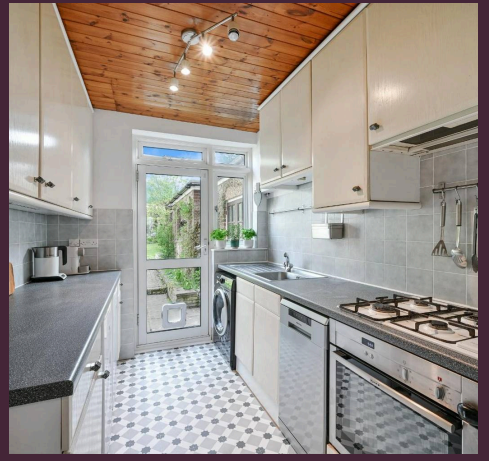
In Excess of £600,000

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- Family bathroom conveniently located on the first floor
- Viewing by appointment
- Separate fitted kitchen with practical layout
- Spacious reception room measuring over 16ft, ideal for entertaining
- Additional ground floor bedroom / flexible living space
- Three well-proportioned bedrooms arranged over the first floor
- Generous principal bedroom with ample floor space
- Well-presented home in good condition throughout
- Substantial garage space which joins onto a workshop
- Approx. 1,200 sq ft of accommodation including garage, providing great overall living space











A bay-fronted three bedroom semi detached home with driveway, covered car port and an established level rear garden extending to approximately 200ft, set within a discreet close in Stoneleigh. The property offers a huge amount of scope for further potential for extension whether that be to the rear, side of loft, subject to planning permission.

Set within one of Stoneleigh's peaceful closes, this 1930s home offers the perfect blend of character, space and future potential. From the moment you step inside, the generous proportions, natural light create an immediate sense of comfort and possibility. With two elegant reception rooms opening onto a beautifully established 200ft garden, the house invites a lifestyle centred around family living, entertaining and enjoying the outdoors.

For those looking to shape a long term home, the layout lends itself effortlessly to modern reconfiguration, from open plan living to rear and loft extensions, subject to planning. All of this sits within easy reach of Auriol Park and School, Stoneleigh Broadway and Ewell Village, making it an ideal setting for families seeking convenience without compromising on tranquillity.



Description

The property is built in the traditional 1930s style and features a welcoming entrance hall with stairs rising to the first floor. There are two well proportioned reception rooms: a bright and inviting living room with a large bay window that floods the space with natural light and tasteful décor, and a separate dining room with French doors that overlook and open onto the expansive rear garden. Adjacent to the dining room is the kitchen, which offers excellent potential to be opened through to create a modern open plan layout. Alternatively, there is scope to add a rear kitchen extension and repurpose the existing kitchen into a utility room with a downstairs shower room/WC, subject to planning permission. Upstairs, three bedrooms are served by a family bathroom, while the loft provides further potential for conversion to master bedroom with an en-suite, again subject to planning.

One of the standout features of this home is the larger than average rear garden, extending to approximately 200ft. Beautifully established, it offers an expansive lawn, mature planting and fruit trees, creating a wonderful sense of space and privacy. The location is ideally suited for Auriol Park and Auriol School, with Stoneleigh Broadway and Ewell Village all within comfortable walking distance. 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: E

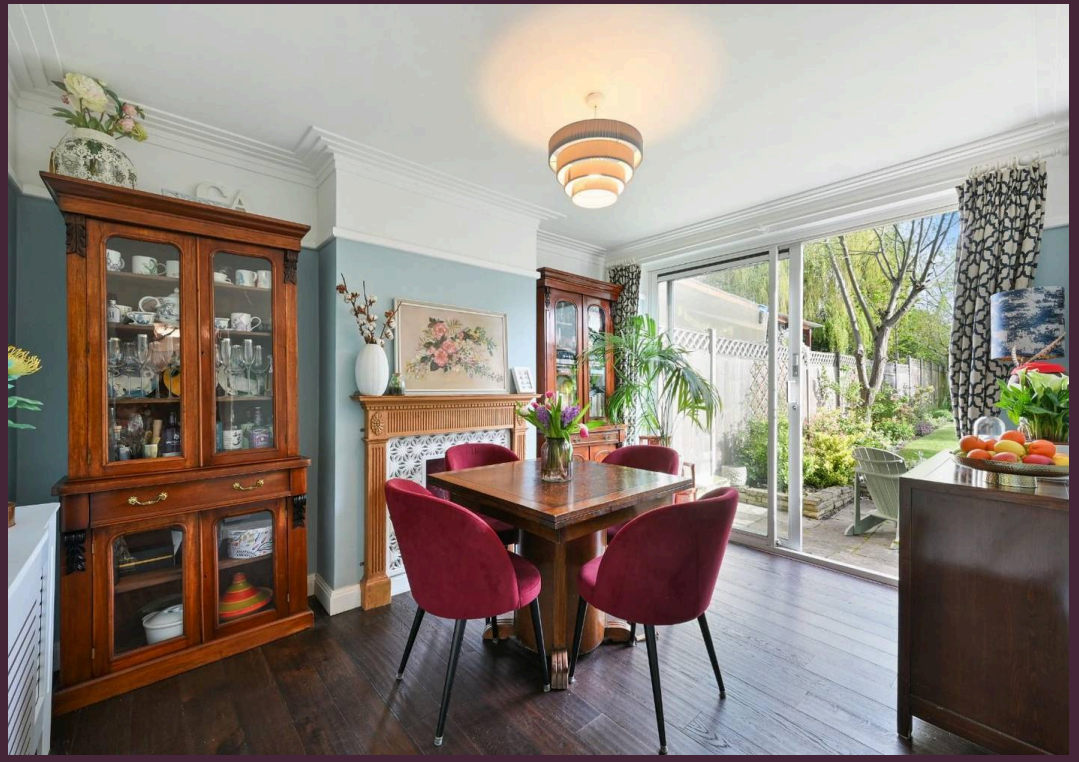
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E




STORES

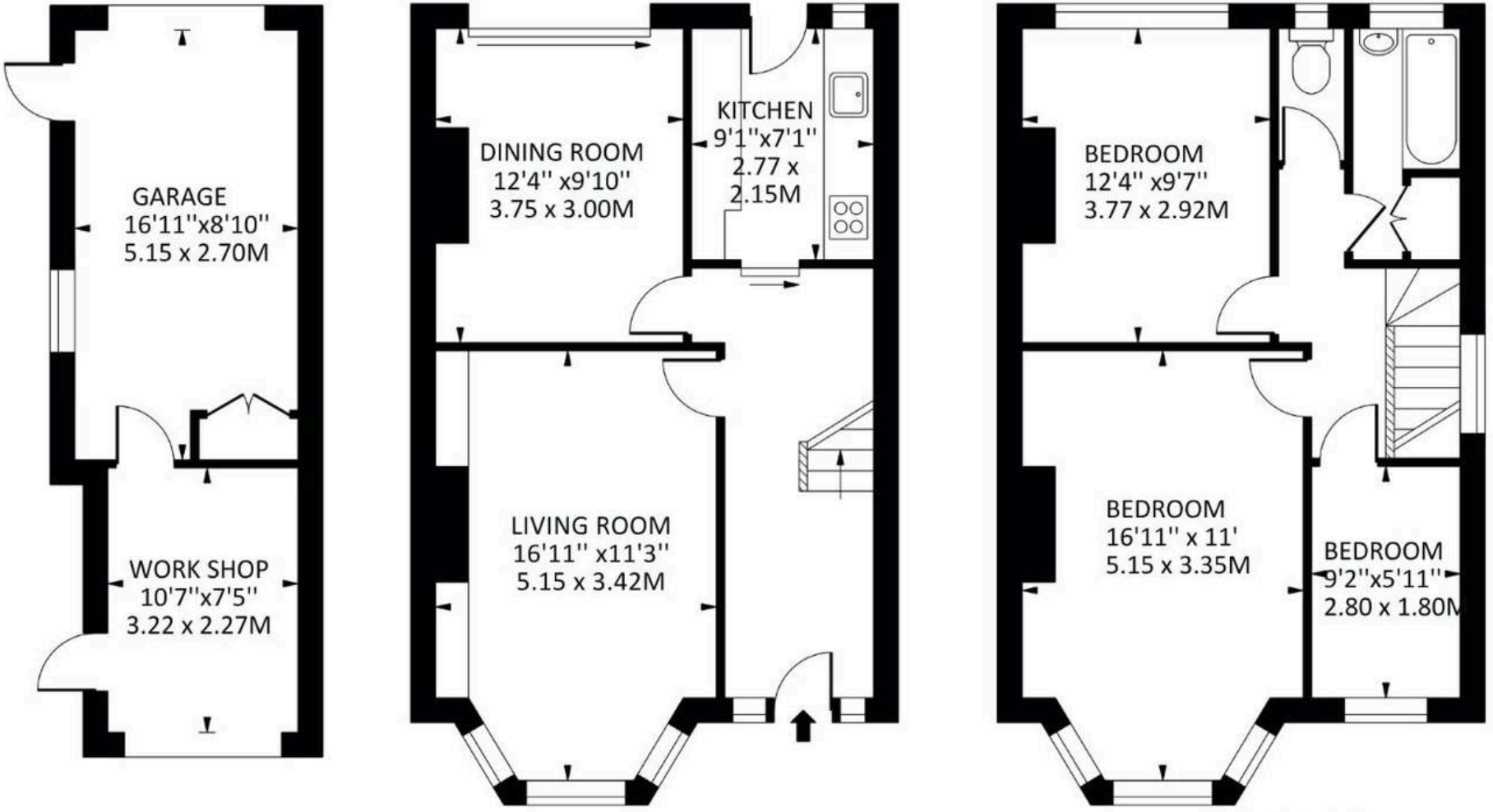




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Total Area: 1200 SQ FT • 111.49 SQ M
(Including Garages)
Garages Area : 233 SQ FT • 21.63 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustra&#65533;on Purposes only
This floor plan should be used as a general outline for guidance only and does not cons&#65533;tute in whole or in part an offer of contract.
Any intending purchaser or lessee should sa&#65533;sfy themselves by inpspec&#65533;on, 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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