

Northcroft Road, West Ewell, Epsom, Surrey - KT19 9TA

Classic 1930s 3 Bed Semi requiring modernisation

- Classic 1930s semi detached home ready for customisation & modernisation to taste
- No onward chain - vacant possession
- Sought after tree lined residential road close to all amenities, transport, local shops and park
- Close to the Hogsmill river, open parkland and protected nature reserve
- Scope for extension to rear and into loft (STPP)
- Off road parking to front
- Generous sized rear garden

NO ONWARD CHAIN - CLASSIC 1930's 3 BED SEMI - Welcome to this classic 1930s three bedroom semi detached house, perfectly positioned on a sought after tree lined residential road that's convenient for local shops, transport links and the beautiful Hogsmill river & park & nature reserve. Step inside and you'll find a home full of character and original features, offering a fantastic blank canvas for anyone looking to put their own stamp on a property. The spacious entrance hall leads to two open plan through reception rooms, ideal for family gatherings or relaxing evenings, with plenty of natural light filtering through the large windows. The kitchen is ready for modernisation and could easily be opened up or extended (subject to planning permission), creating a contemporary open plan living space that's perfect for modern family life. Upstairs, there are three bedrooms, all with ample space for wardrobes and storage, as well as a family bathroom that's ripe for updating to your own taste.













23 Northcroft Road

Epsom

NO ONWARD CHAIN - CLASSIC 1930's 3 BED SEMI - A classic 1930s 3 bed semi on sought-after road near Hogsmill park & river. No chain, off-road parking, original features, scope to modernise & extend (STPP)







The property benefits from off road parking to the front, making daily life that little bit easier, and there's also handy side access for bikes or bins. With no onward chain and vacant possession, you can move quickly and start planning your dream home without delay. The house has fantastic potential for extension to the rear or into the loft (STPP), allowing you to grow with your family or add extra value over time. The location is hard to beat, with green open spaces, a protected nature reserve and the tranquil Hogsmill river all close by, making it an ideal spot for dog walkers, joggers or anyone who enjoys a stroll in nature. Local amenities are right on your doorstep, including well regarded schools, independent shops, cosy cafes and excellent transport links for commuters. Whether you're looking for your first family home, a project to create your forever house, or a smart investment opportunity, this property offers endless possibilities and is ready for you to make your mark. Don't miss your chance to secure a classic home in one of the area's most popular roads, with scope to extend, improve and enjoy for years to come.

Council Tax band: D

Tenure: Freehold



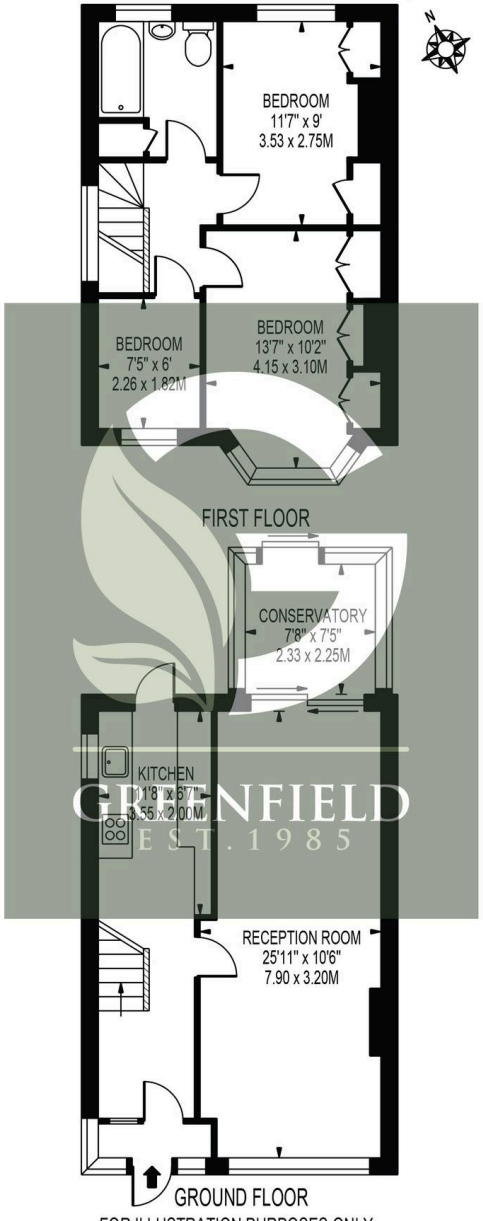






NORTHCROFT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **891 SQ FT - 82.74 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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