



Garlichill Road, Epsom

The **PERSONAL** Agent



# Guide Price £725,000

## Freehold

- Periphery of world famous Epsom Downs
- Spacious detached bungalow
- 0.22 of an acre Easterly facing plot
- 143ft x 49ft mature & private rear garden
- Two bay fronted double bedrooms
- 18ft double aspect living room
- Spacious shower room & separate W.C
- Offered with no onward chain
- Huge scope to customise & extend STPP
- Driveway & detached 22ft garage

Just moments from the open spaces of the world famous Epsom Downs, this spacious and attractive detached bungalow benefits from a fantastic position and enjoys a plot of 0.22 of an acre with an Easterly facing garden.

The property is offered to the market with the no onward chain and enjoys an incredibly well balanced layout that is perfect for any discerning downsizing or perhaps a growing family with aspirations to create their dream home, as this bungalow enjoys significant scope to extend if desired.

When you couple the flexible space it provides with the generous plot and secluded 143ft x 49ft rear garden, finding a more flexible home, on the doorstep of the Downs, will be a very difficult task indeed.

The classic and practical design, alongside the flexible accommodation within this property is immediately evident from the moment you pull on to the large driveway. Benefitting from 1092 Sq. Ft of total space, the property provides the perfect opportunity for the new owners to customise to their exact needs.



A spacious and centrally positioned entrance hallway immediately sets the tone for the home, creating an excellent first impression and a genuinely welcoming sense of arrival. At the heart of the property lies the kitchen/breakfast room, a practical and sociable space that enjoys direct access to the beautifully private rear garden, making it ideal for everyday living and relaxed entertaining.

The impressive and flexible layout continues with a generous 18ft living room that benefits from a desirable double aspect design, allowing natural light to flood the room throughout the day. Double doors open directly onto the gardens, further enhancing the connection between the internal living space and the outdoors.

There are two well proportioned double bedrooms, both featuring attractive bay windows that fill the rooms with natural light and add character and depth. These bedrooms are served by a spacious family shower room, while further practical benefits include the separate cloakroom/W.C access to a large loft space and a detached 22ft garage, completing the accommodation on offer.

Outside the property benefits from a large driveway with parking for several cars. In addition there is a useful garage, as well as a stunning Easterly facing rear garden which is wonderfully private and measures 143ft x 49ft at its maximum.

The property is a really solid bungalow with a great layout that will undoubtedly suit lots of purchasers specifically seeking lateral living, although it also provides a great foundation to add to, with significant scope to extend and double the footprint, in line with neighbouring homes that have previously sold on the road.

Homes this close to the Downs are always popular, especially one as spacious as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold  
Council tax band - E











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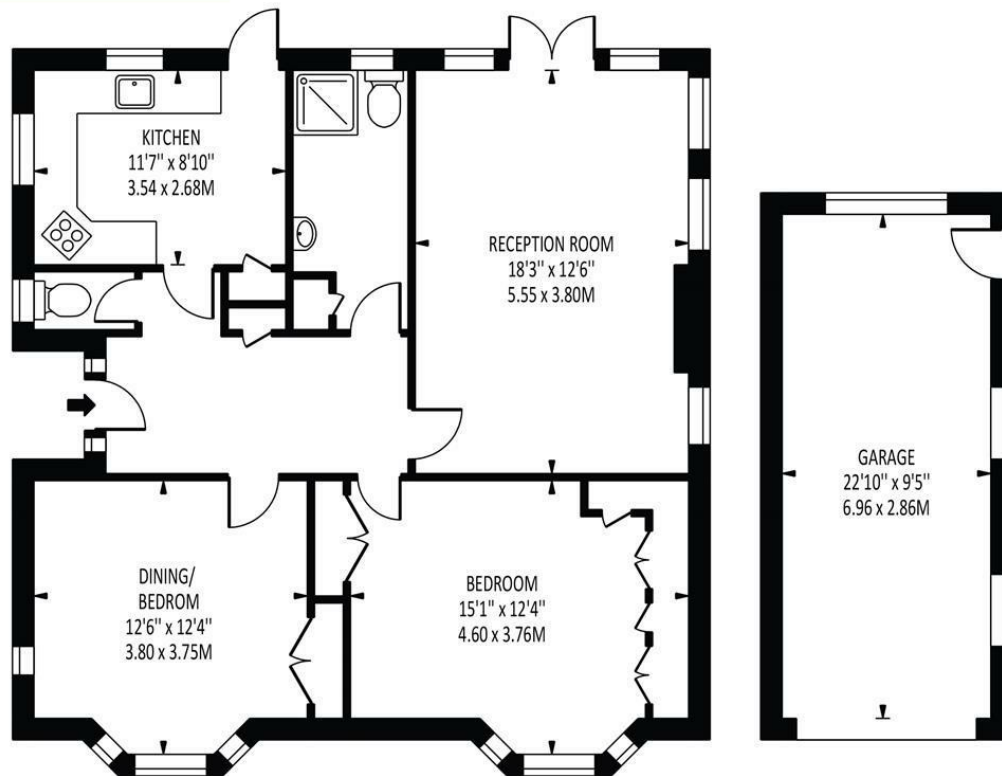


## Garlichill Road

Total Area: 1092 SQ FT • 101.41 SQ M

(Including Garage)

Garage Area : 214 SQ FT • 19.91 SQ M




GROUND FLOOR

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) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>64</b>	
England & Wales		EU Directive 2002/91/EC 

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



