

The PERSONAL Agent

Firswood Avenue, Epsom

Guide Price £700,000

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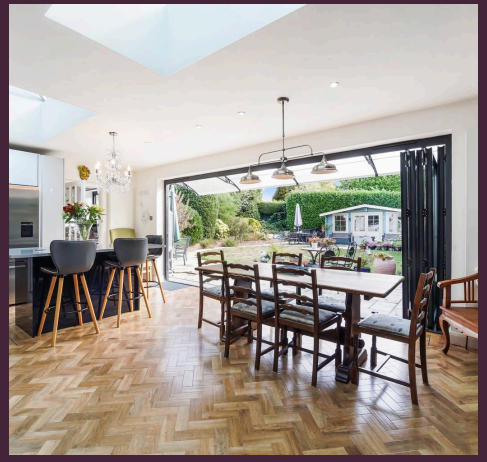
- Two Bedroom Semi Detached Bungalow
- Extended and Comprehensively Renovated
- No Onward Chain
- Impressive Open Plan Kitchen, Dining and Living Space
- Modern Kitchen With Excellent Entertaining Space
- Bi folding Doors Opening Directly Onto The Rear Garden
- Generous Principal Bedroom With Modern En suite
- Exceptionally Large and Practical Utility Room
- Potential To Make Third Double Bedroom
- Private Driveway and Garage Providing Excellent Parking and Storage

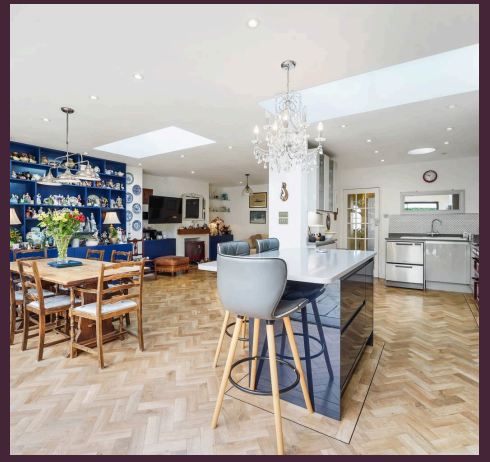
The Personal Agent are pleased to present this beautifully finished two bedroom semi detached bungalow, offering a fantastic combination of contemporary style, generous accommodation and excellent indoor/ outdoor living. Having been extended and extensively refurbished by the current owners, the property is presented in excellent condition and is ready to enjoy.

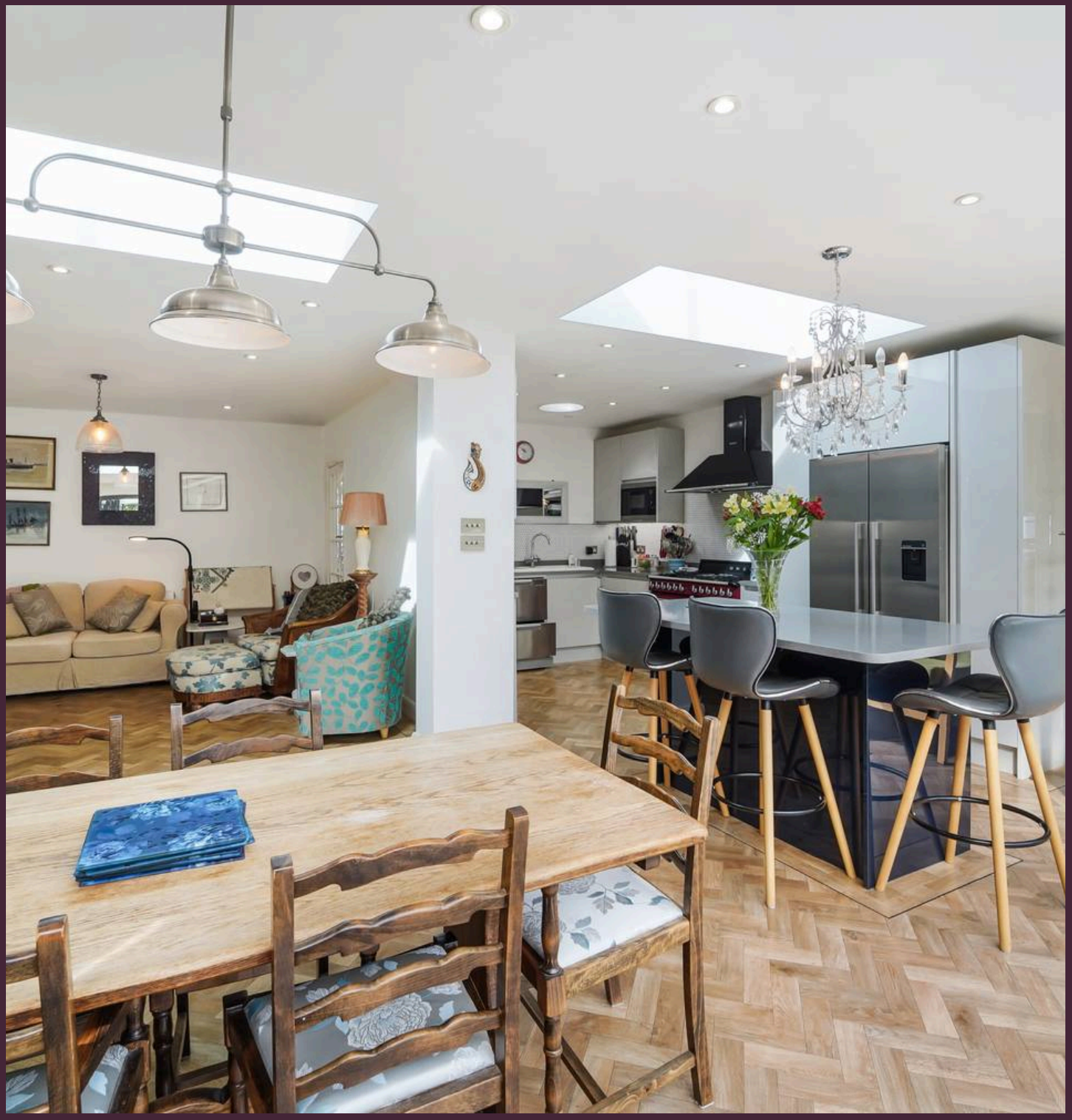
A private driveway provides convenient off street parking and leads to the garage, giving the property useful parking and storage options.





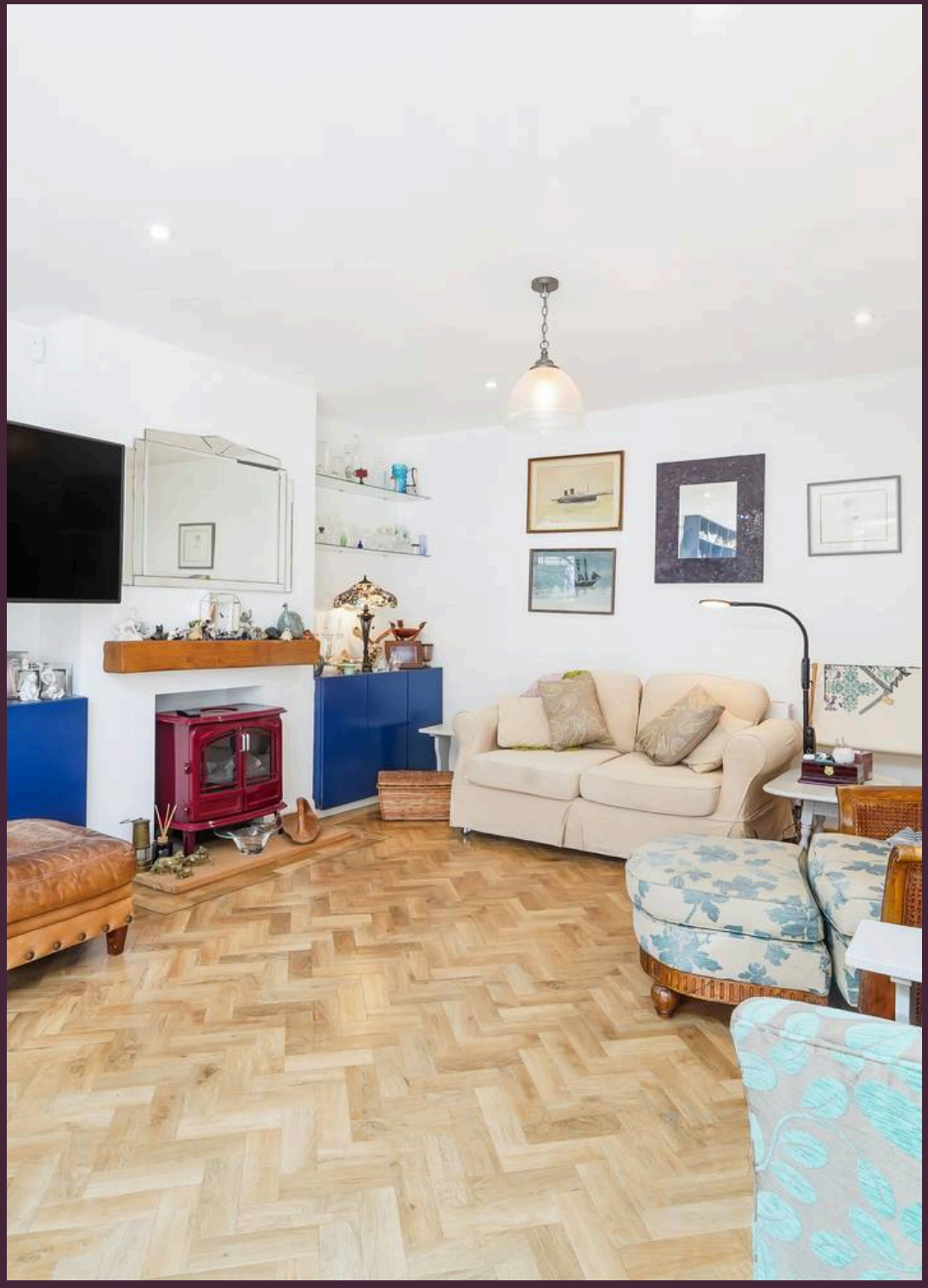






Description

This superbly presented home has been thoughtfully designed around modern living, offering two spacious double bedrooms, with the principal bedroom benefiting from a stylish en suite shower room. A further contemporary bathroom serves the rest of the accommodation. The standout feature is the impressive extended open plan kitchen, dining and sitting space, creating a bright and sociable room ideal for entertaining and everyday life. The modern kitchen forms an attractive focal point, while large bi fold doors open directly onto the garden, creating a seamless connection between inside and out.



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 and Ewell Court Park are within walking distance. 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





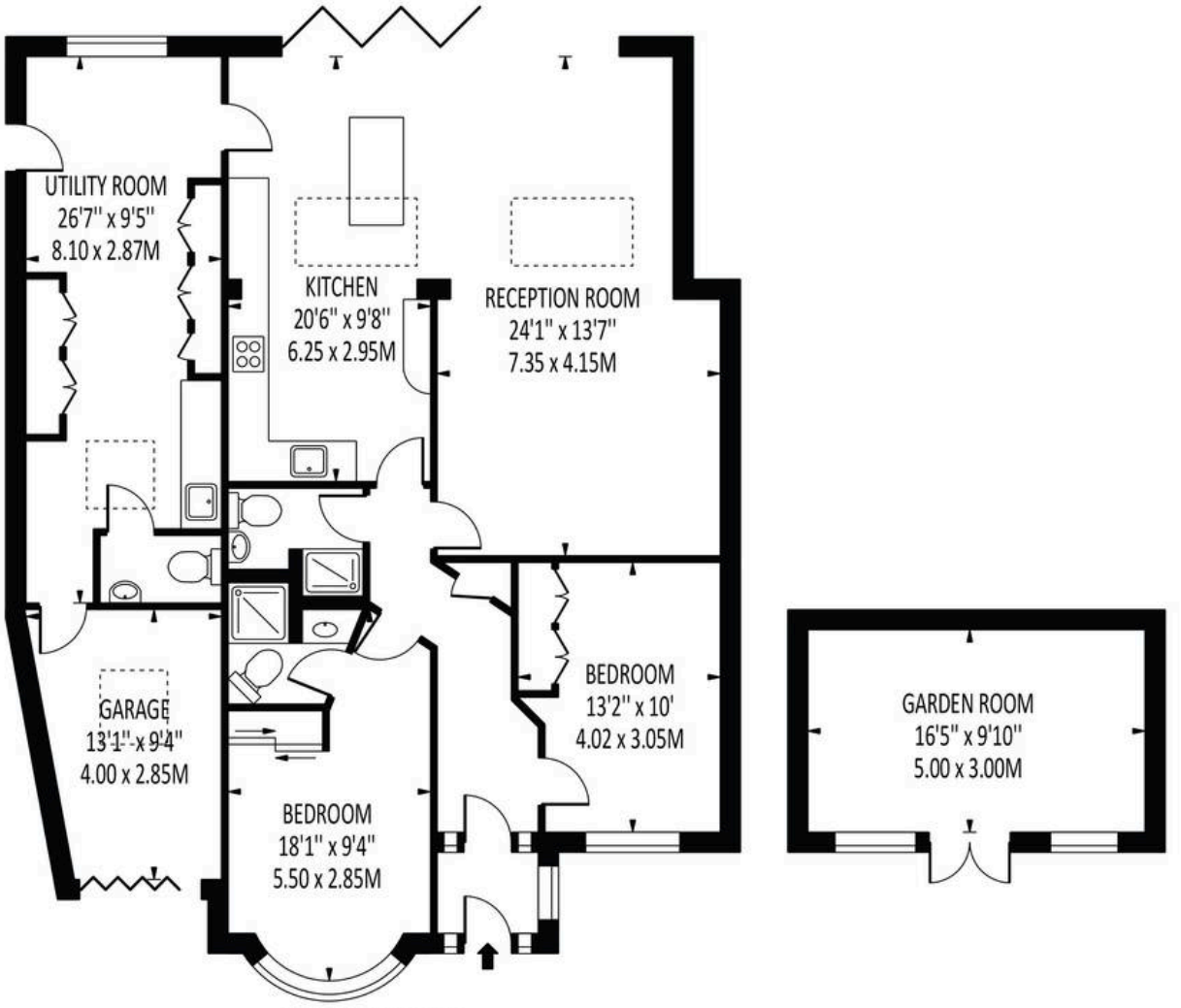




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Total Area: 1494 SQ FT • 138.80 SQ M
(Including Garage & Garden Room)
Garage Area : 109 SQ FT • 10.16 SQ M
Garden Room Area : 161 SQ FT • 15.00 SQ M



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 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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