



Bridle Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Located at the heart of the College Area
- Moments from Alexandra Park
- Short walk of Ofstead Outstanding school
- Enjoying a 94ft private rear garden
- Attractive semi detached family home
- Three bedrooms with a smart bathroom
- Two inter linking reception rooms
- Smart kitchen & practical downstairs W.C
- Recently replaced driveway with parking
- Easy access to Town, Shops & Station

Located on a popular road within the prestigious College Area of Epsom, just a few hundred metres from the beautiful open spaces of Alexandra Park, this spacious and well-positioned semi-detached home offers an exciting opportunity for a variety of buyers.

Lovingly enjoyed by our vendors for the past 10 years, the property is presented in excellent order and provides a wonderful balance of comfortable living space, generous outdoor space and exciting potential for the future.

The home benefits from an impressive 94ft rear garden, off-street parking, three well-proportioned bedrooms, a downstairs cloakroom and a modern family bathroom. Currently unextended, the property also offers excellent scope to create a bespoke home, with potential to extend further, subject to the necessary planning permissions.

Set in an enviable location, this bright and spacious home offers well-balanced accommodation with a practical layout perfectly suited to modern family life. Ideal for first-time buyers, growing



families, investors, downsizers or those seeking a home within a highly regarded school catchment, this property deserves your attention.

The generous accommodation includes a welcoming living room, separate dining/family room and well-appointed kitchen, creating a practical and sociable ground floor. A downstairs cloakroom adds convenience, while upstairs there are three well-proportioned bedrooms and a stylish family bathroom.

The impressive rear garden extends to approximately 94ft, providing a private outdoor space ideal for entertaining, relaxing and family enjoyment. Its generous proportions also offer excellent potential for landscaping improvements or future extension, subject to the necessary planning permissions. To the front, a driveway provides off-street parking and further enhances the appeal of this rarely available home.

The location is a real highlight, with Alexandra Park just a short stroll away, providing a wonderful green space for walks, recreation and family time. The highly regarded Ofsted-rated

Outstanding Wallace Fields Infant & Junior Schools are also within easy reach, making this an ideal choice for families seeking convenience, lifestyle and excellent schooling. Epsom town centre and railway station are also close by, offering a fantastic mix of connectivity and everyday convenience.

Epsom is a popular commuter town situated to the south-west of London, offering an excellent choice of state and independent schools for all age groups. The vibrant town centre provides a wide range of shops, cafés, restaurants and leisure facilities, while the world-famous Epsom Downs, home of The Derby, is close by and offers extensive open space for recreation.

For commuters and those travelling further afield, the M25 at Junction 9 provides easy access to both Heathrow and Gatwick international airports, while direct rail services connect Epsom with central London. Combining excellent amenities, green open spaces, transport links and schooling, this is a highly desirable location for families and professionals alike.

Tenure- Freehold
Council Tax Band - E

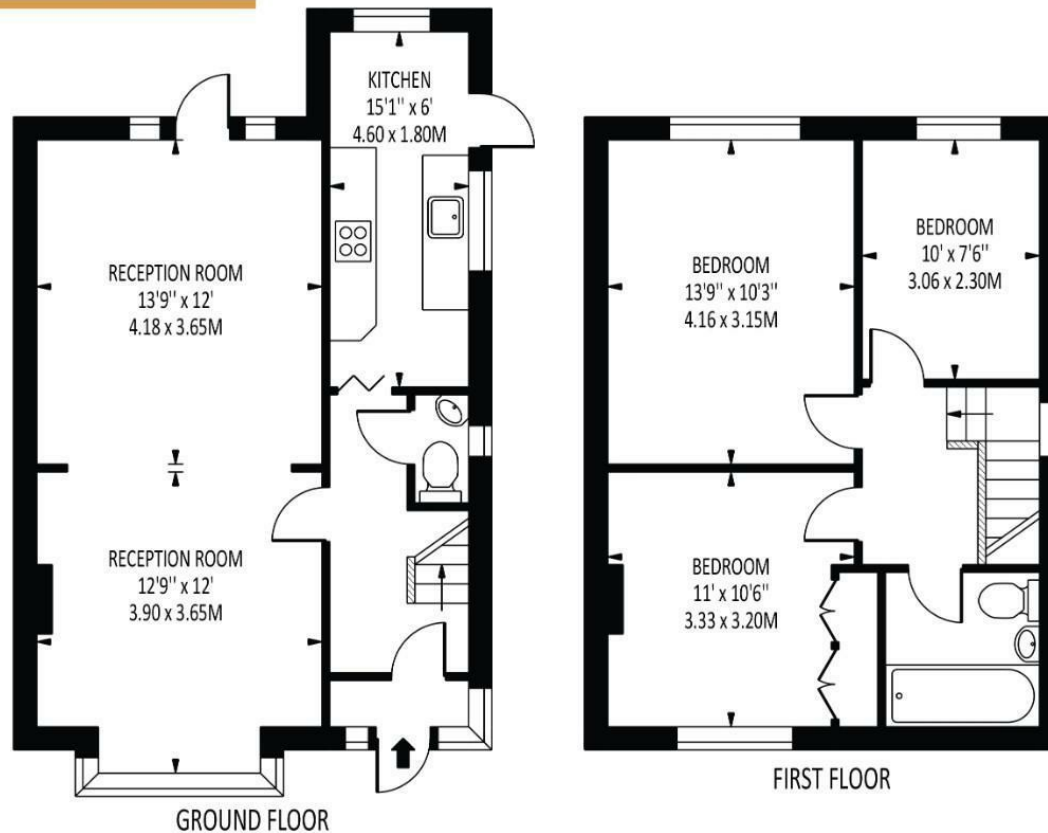




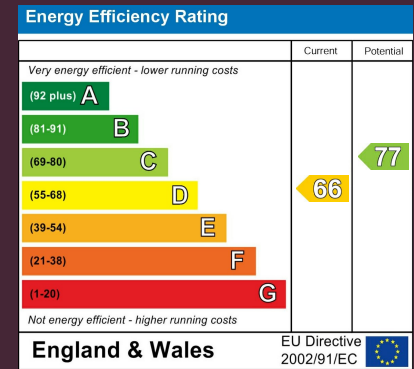
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Total Area: 957 SQ FT • 88.90 SQ M



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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.



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