

The PERSONAL Agent

Riverview Road, Epsom

Guide Price £675,000

Epsom

- No onward chain
- Four Bedrooms
- 23 Foot Open Plan Kitchen/Dining Room
- Modern bathrooms
- Large Utility Area
- Large Patio
- Sunny Garden
- Over 1200 Square Feet
- Off Street Parking Via Carriage Drive
- Three Bathrooms

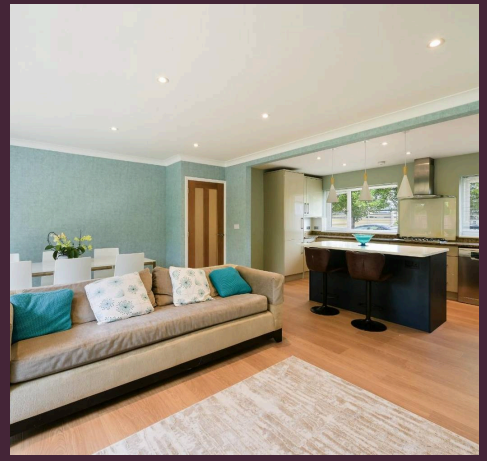
The Personal Agent are delighted to present this spacious and beautifully updated four-bedroom family home to the market, offered chain free and extending to over 1,200 sq. ft. of well appointed accommodation. Thoughtfully modernised throughout, the property combines generous living space with a practical layout, making it an ideal home for growing

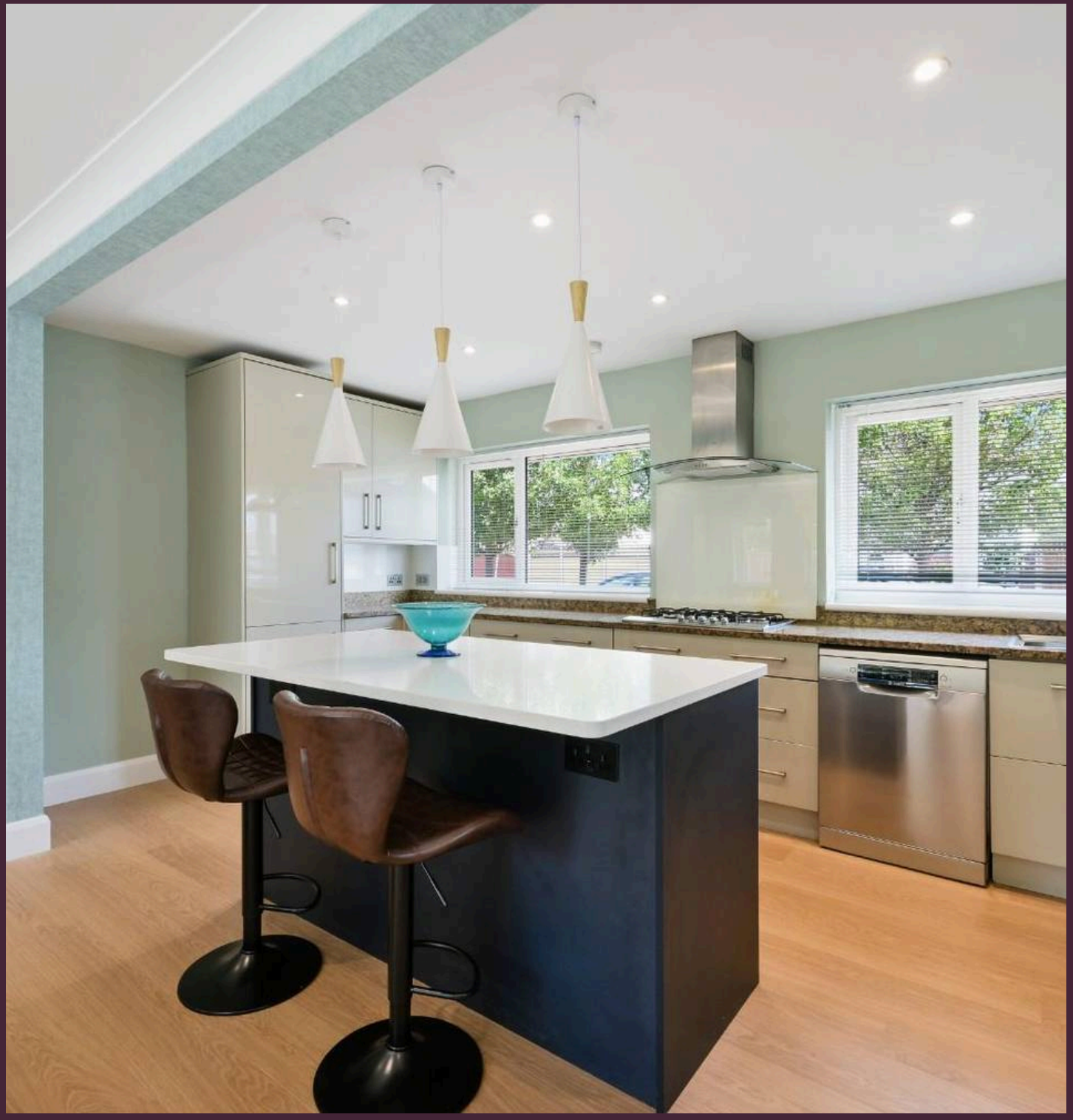
The heart of the home is the impressive 23ft open plan kitchen/living/dining room, providing a fantastic space for both everyday family life and entertaining. The contemporary kitchen offers ample worktop and storage space, complemented by a central island, while the living and dining areas enjoy an abundance of natural light. A separate utility room adds further practicality and is accompanied by a modern ground floor shower room











Description

The bedroom accommodation is equally impressive, comprising four well-proportioned bedrooms, including three generous doubles and a versatile fourth bedroom, ideal as a nursery or home office. The principal bedroom benefits from its own en suite shower room, while a stylish family bathroom serves the remaining bedrooms, giving the property three bathrooms in total. Having been mainly updated throughout, the home is presented in excellent decorative order, allowing the next owners to move straight in and enjoy. Externally, the property benefits from off-street parking, while the spacious layout and excellent storage further enhance its appeal. Offered to the market with no onward chain, this superb family home presents a rare opportunity to acquire a spacious, modern property in move-in ready condition. Early viewing is highly recommended.



The property is located equidistant to Ewell & Tolworth town centre and the green spaces of the Hogsmill Nature Reserve, with access to open fields by the footpath just around the corner making it the perfect balance between suburban and country living. The property is also close to Tolworth mainline station (approx. 8/10 minute walk); there are regular services to London Waterloo. Nearby Ruxley Lane provides a selection of convenience stores and restaurants whilst Tolworth High Street has a larger variety of shops and Kingston upon Thames a greater choice still.

Council Tax band: F

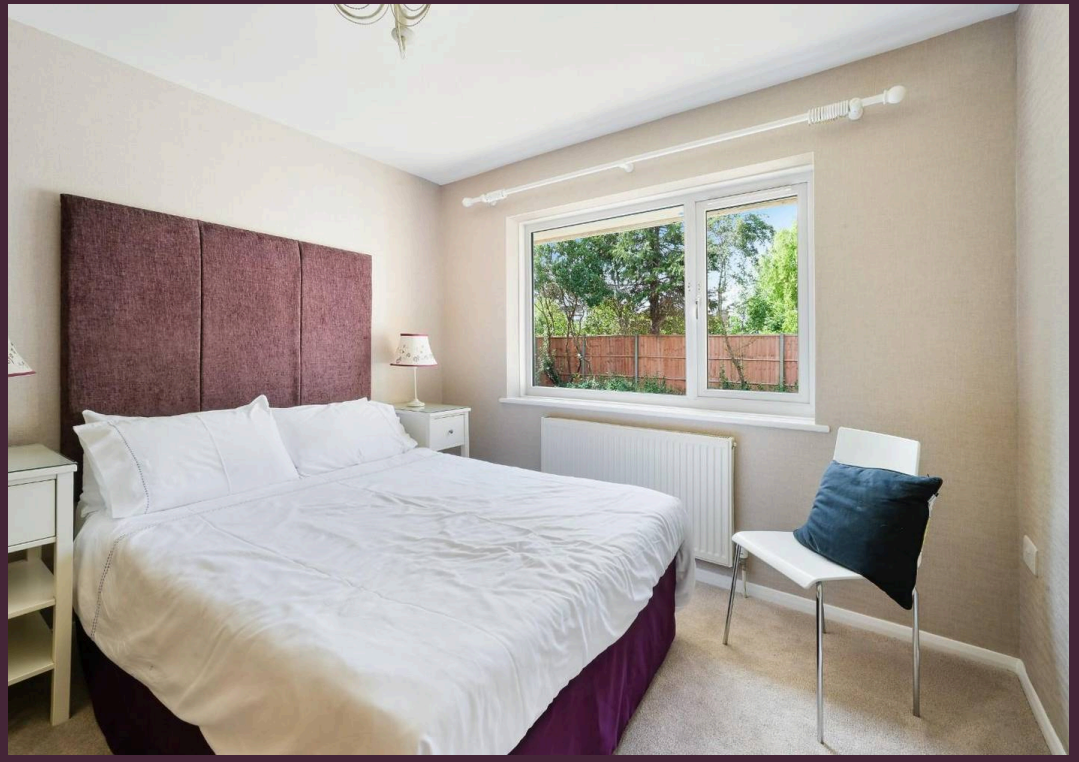
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





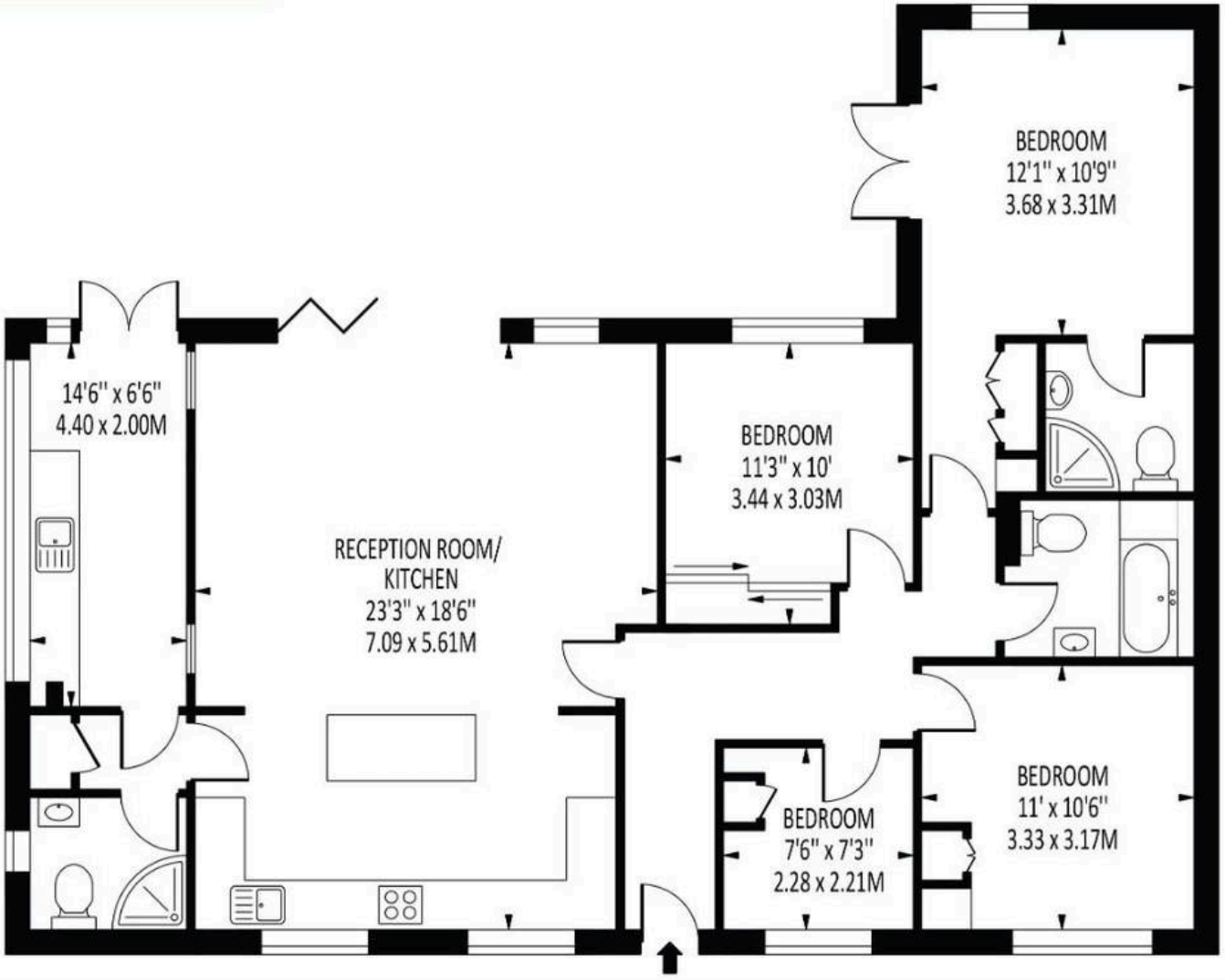




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Total Area: 1213 SQ FT • 112.65 SQ M



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.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/