



Eastdean Avenue, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- No onward chain
- Semi detached bungalow
- Conservation area
- Secluded Westerly rear garden
- Three well proportioned bedrooms
- 16ft x 11ft living room with feature fireplace
- Potential to extend STPP
- Walk to Town & Station

Located on a highly desirable road close to the Stamford Green conservation area, this semi-detached bungalow is offered with no ongoing chain and potential to extend, subject to planning permission. Lovingly owned by the same family since the 1960s, the property is ideal for downsizers and professionals seeking a convenient yet peaceful location, moments from the town centre and Stamford Green, with access to the highly regarded Stamford Green Primary School.

Currently offering three bedrooms, a generous 16ft x 11ft living room with feature fireplace and direct access to the rear garden, kitchen and modern white bathroom, this rare opportunity offers excellent potential for the future.



The generous Westerly facing rear garden has been well maintained over the years and provides a secluded oasis for those who wish to either relax and entertain or enjoy making the garden their own. There is also the added benefit of a concrete platform in place already should you wish to add a contemporary office pod.

Properties on Eastdean Avenue rarely come to the market, especially those that have not been extended to the full extent in line with other examples on the road. It is situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, restaurants and bars and Epsom mainline station which is very well served with trains to London Waterloo and London Victoria.

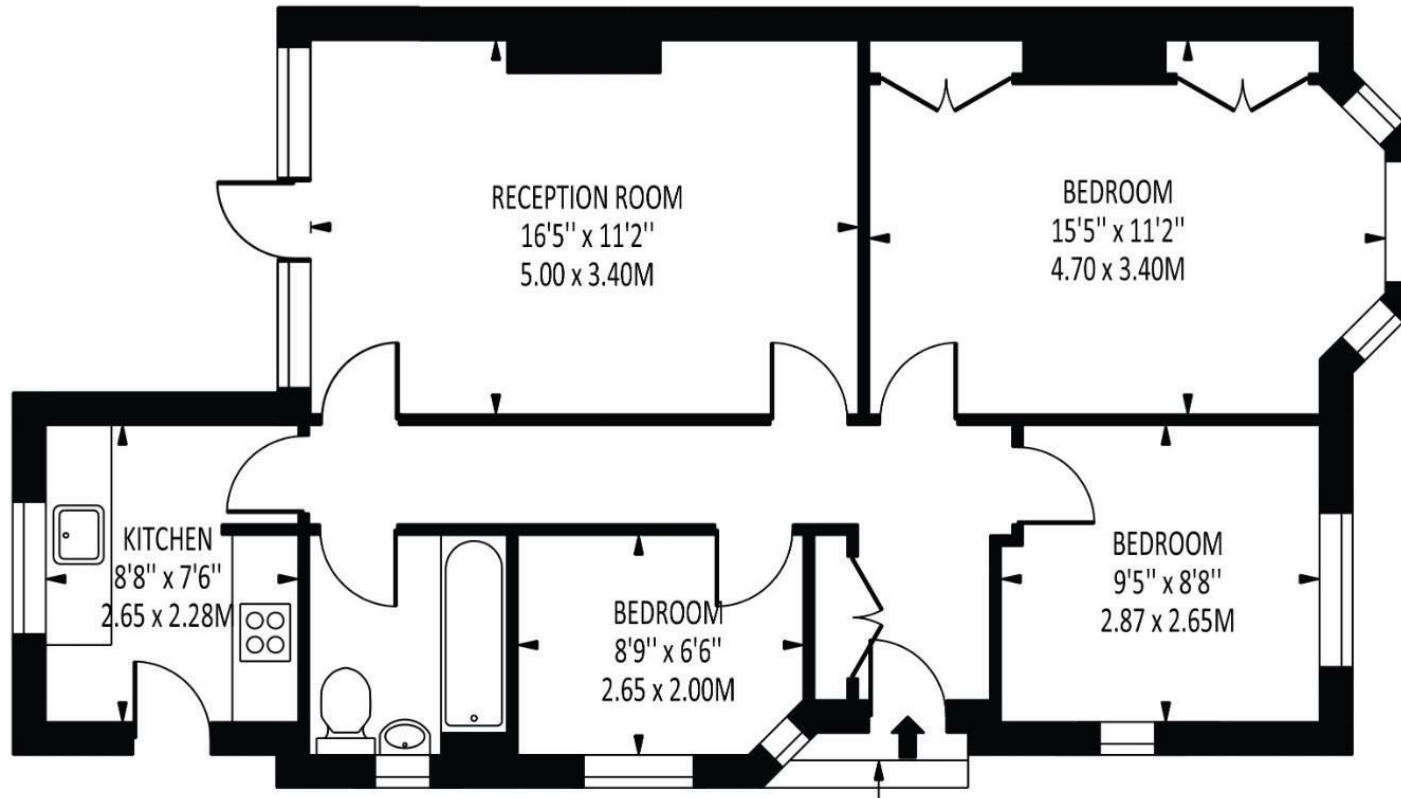
For those wanting to enjoy outside activities, Epsom Common with its hundreds of acres of woodland, bridle paths and woodland walks providing easy access to the picturesque Horton Country park is on the doorstep and Epsom Downs Racecourse is just a short drive away. Stamford Green Conservation Area itself centres around a local lake which is enjoyed all year round by walkers and dog walkers as well as families feeding the ducks.

Local schooling includes Stamford Green Primary School, St Josephs and St Martins Primary Schools and Secondary education at Rosebery and Glyn.

Tenure - Freehold
Council tax band -D







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) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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