

Mark Anthony

Estate Agents

35 Copse Edge Avenue, Epsom, KT17 4HT
£1,100,000

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Mark Anthony Estate Agents are proud to bring to the market this wonderful four double bedroom family home. Situated on one of the most desirable private roads in the highly sought after College area within catchment of excellent schools, this property presents a rare opportunity for families seeking a premium living experience.

Built in the late 1920's and skillfully extended by the current owners to offer over 2000 sq ft of accommodation arranged over three floors. Upon entering the house, you are greeted by a welcoming entrance hall leading to: Front reception / dining room with a deep bay window flooding the room with natural light, a great space to relax and dine. Rear reception with feature fireplace and patio doors to the 92 ft rear garden a fabulous family and entertaining space, modern fitted kitchen and extremely useful spacious utility room, the ground floor accommodation is completed with a family shower room.

The first floor provides four double bedrooms with two bedrooms having built in wardrobes and modern family bathroom. The loft has been superbly converted to provide a wonderful 21 ft master bedroom and modern shower room.

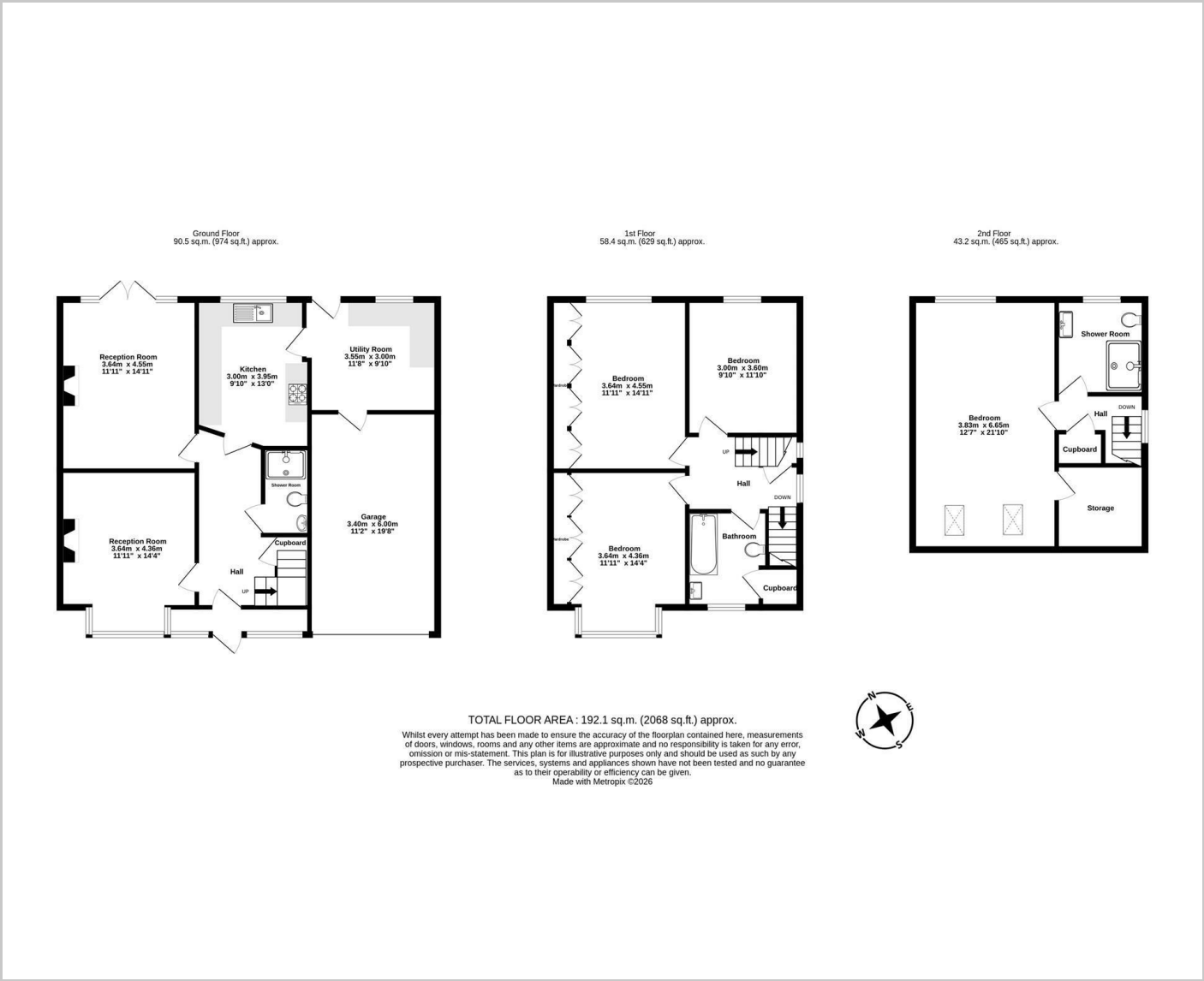
The private rear garden provides a wonderful space for the family with seating areas at both ends providing shade or sun. The frontage leading to the attached garage provides ample off street parking.

Viewing is highly recommended, with Alexandra Park a short walk away, easy reach of the town centre and mainline station and within the catchment area for outstanding schools. This character property presents an exceptional opportunity for families looking to provide their children with a first class education.

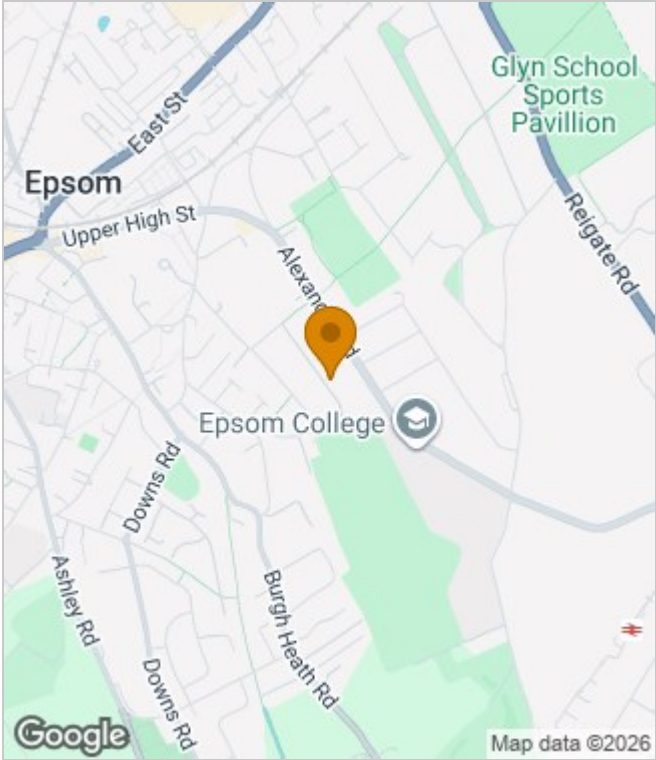
- Four double bedroom semi detached family home
- Situated on one of the most desirable private roads in the highly sought after College area
- Built in the late 1920's and skillfully extended by the current owners to offer over 2000 sq ft of accommodation arranged over three floors
- Potential to further extend subject to the usual planning consents
- Two family bathrooms and ensuite shower room to master
- Rear reception with feature fireplace and patio doors leading to the 92 ft rear garden
- Front reception / dining room with a deep bay window flooding the room with natural light, a great space to relax or dine
- 92 ft predominantly lawned garden, a wonderful family space
- Ample off street parking and attached garage
- Epc Rating C



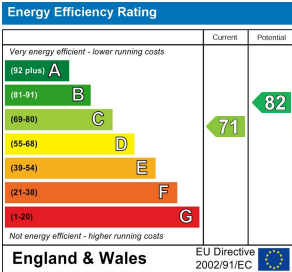
Floor Plans



Area Map



Energy Performance Graph



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