

The PERSONAL Agent

# 41 Derek Avenue, Epsom

Guide Price £685,000



**Description**

This impressive and thoughtfully renovated home has been transformed by the current owners to an exceptionally high standard, creating a stylish and versatile property that perfectly combines modern family living with fantastic spaces for entertaining, both inside and out. The heart of the home is undoubtedly the stunning kitchen extension, which has created a wonderful open-plan kitchen and dining space. Designed with both practicality and sociability in mind, this impressive area features bi-fold doors opening directly onto a raised deck, seamlessly connecting the indoor and outdoor living spaces. The extension has also cleverly incorporated a separate utility room and WC, adding valuable convenience to everyday family life.

The ground floor offers further well-proportioned accommodation, including a comfortable sitting room, a separate reception room and a welcoming entrance area. Upstairs, there are three bedrooms, served by a beautifully renovated family bathroom, finished to a high contemporary standard.

## Epsom

- Three Bedroom Semi Detached House
- Extended Kitchen Dining Area
- Utility Room
- Separate Lounge
- EV Charging
- Large Driveway
- Outdoor BBQ Kitchen
- Landscaped Garden
- Garden Cabin, Insulated, Heated and Fully Wired
- Modernised Family Bathroom

Outside is where this property really comes into its own. The beautifully landscaped rear garden has been designed to offer something for everyone, with a fantastic combination of entertaining, relaxation and family-friendly spaces. Immediately outside the kitchen, the raised deck provides the perfect spot for morning coffee or alfresco dining, leading onto an extensive wrap-around patio. This area also benefits from a modern, powered storage shed.

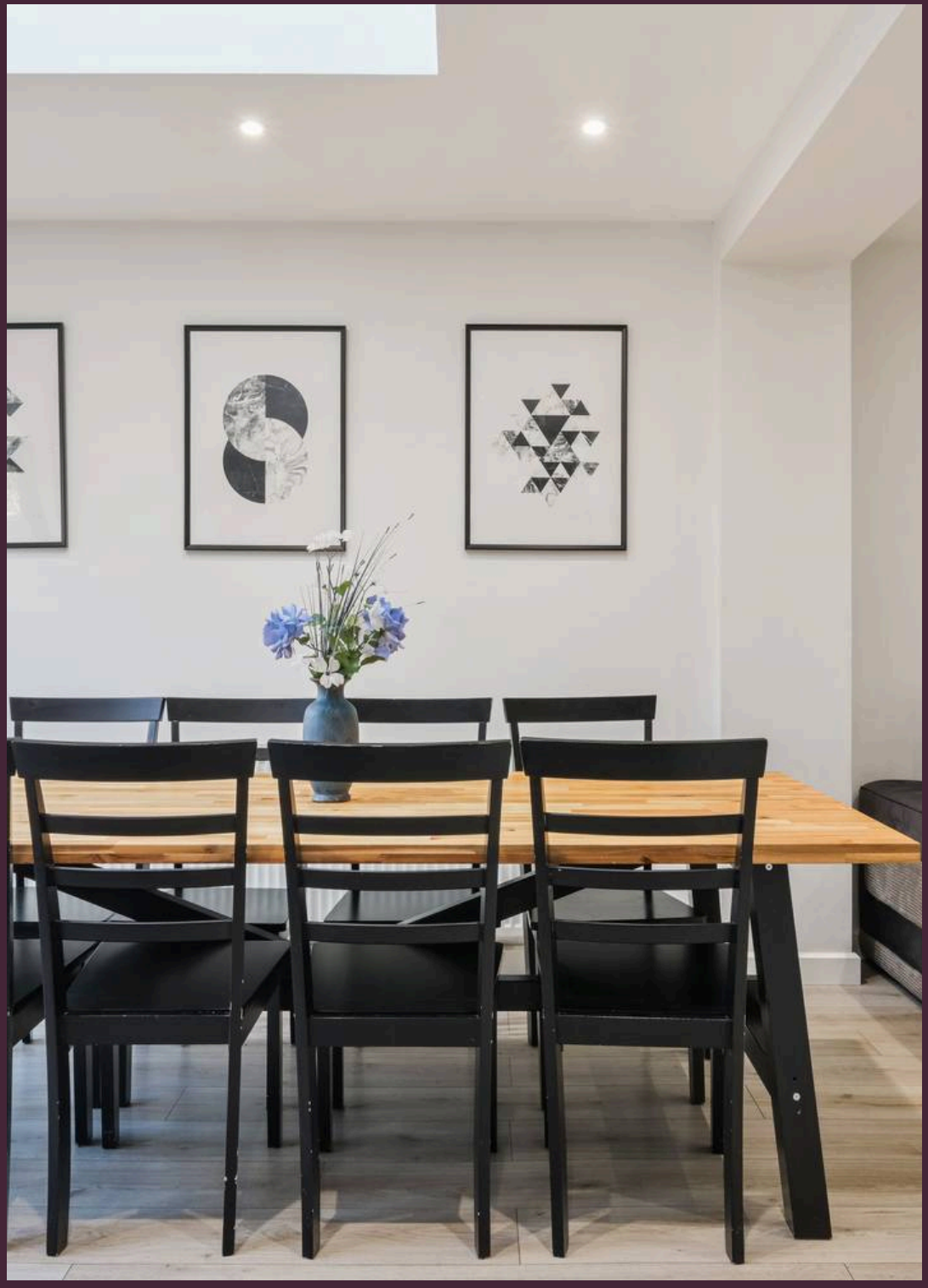
For those who love entertaining, the garden features a superb outdoor BBQ kitchen positioned beneath a pergola, creating a wonderful sheltered space for summer gatherings.











Beyond the patio, the garden extends along a central pathway, with thoughtfully arranged lawn and landscaped borders leading to a purpose-built children's climbing frame and slide. At the far end sits a substantial garden cabin, offering fantastic additional versatility. Fully wired, heated and benefiting from Wi-Fi, this is an ideal space for a home office, studio, gym or additional recreational room. Further benefits include a generous driveway providing off-road parking for two to three vehicles, together with an electric vehicle charging point. The property also benefits from a separate workshop and additional storage, offering further flexibility for those requiring hobby, workspace or storage facilities. The property is situated within a mile of Ewell Village which offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London. For those wanting to enjoy outside activities, the property is close to Horton Country Park with its hundreds of acres of woodland and bridle paths and also close to the Hogsmill Nature Reserve.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









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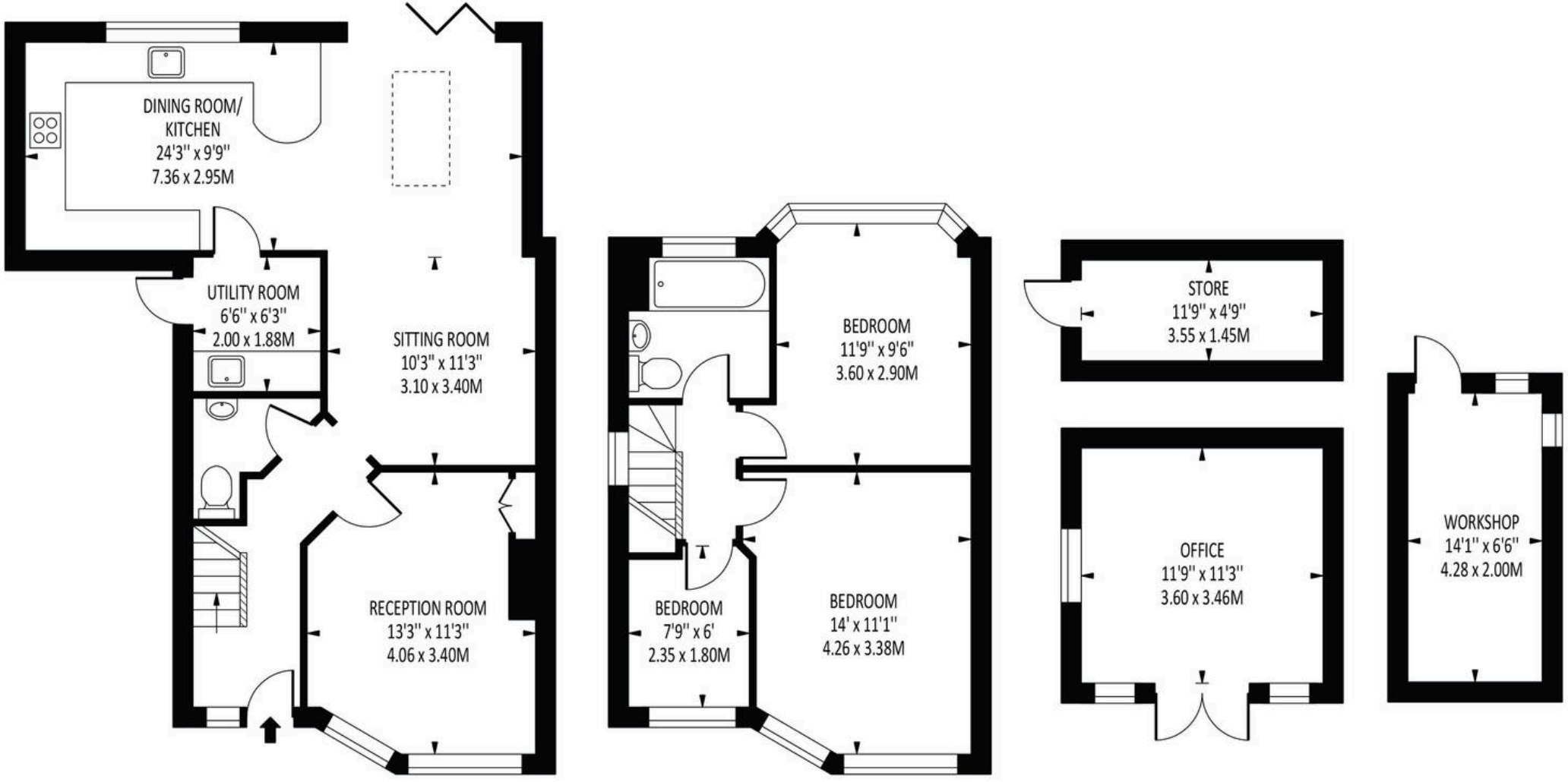
# Derek Avenue

Total Area: 1320 SQ FT • 122.60 SQ M
(Including Workshop, Office & Store)
Store Area : 55 SQ FT • 5.15 SQ M
Office Area : 134 SQ FT • 12.46 SQ M
Workshop Area : 92 SQ FT • 8.56 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.

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