The PERSONAL Agent

32 Mavis Avenue, Epsom

£650,000

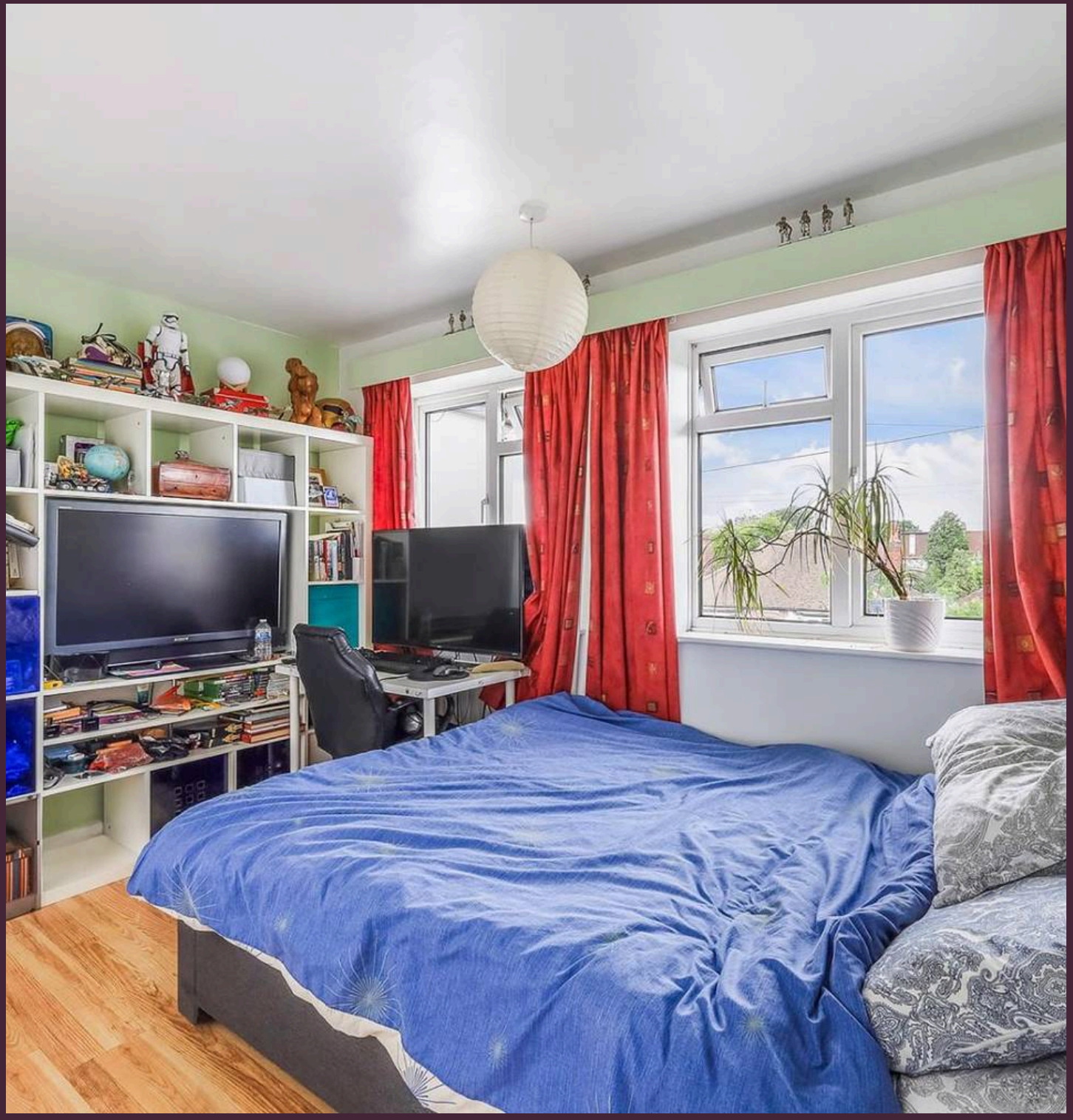
Epsom

- Detached Family House
- Three / Four Bedrooms
- Two / Three Reception Rooms
- Downstairs W/C
- Southerly Aspect Garden
- Single Garage
- Driveway

The Personal Agent are delighted to welcome to the market this attractive three/four bedroom detached family home, situated in a sought after residential location. As one of the relatively few detached houses in the area, the property offers a rare opportunity to enjoy generous accommodation and excellent potential in a family friendly neighbourhood.

Thoughtfully extended to both the front and rear, the home provides a versatile and well balanced layout suited to modern family life. The flexible accommodation could be used as an additional reception room, home office or fourth bedroom, depending on your needs.

Bright and spacious throughout, this impressive home offers practical family living with scope for further personalisation, making it an ideal choice for growing families.



Description

There is a bright and spacious lounge measuring almost 20ft with large windows to the front and rear, and a 15ft dining room with a door to the garden. The extension to the front of the property is currently used as a double bedroom and has a downstairs w/c next to it. Upstairs there are three generously proportioned bedrooms, all with large windows allowing in plenty of natural light, and a family bathroom with separate w/c. A driveway leading to a single garage and a pleasant garden which enjoys a fantastic degree of privacy complete this fine home.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side. Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

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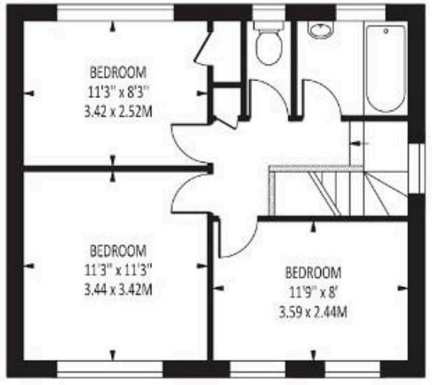
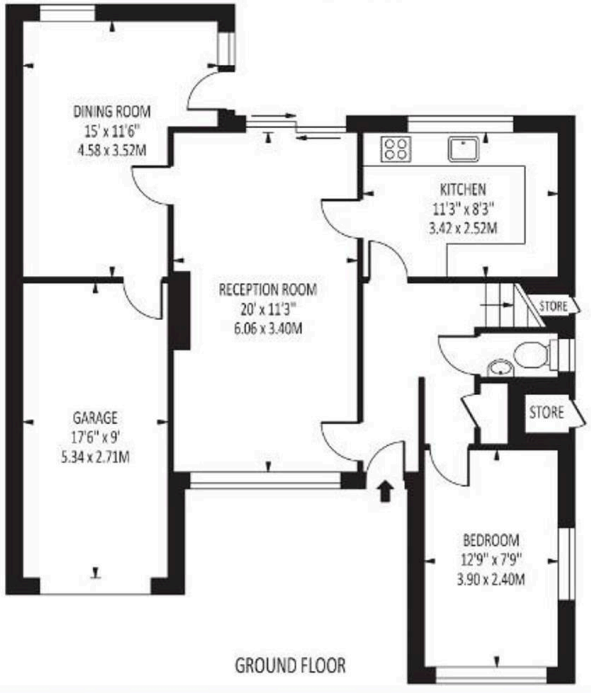
Mavis Avenue

Total Area: 1305 SQ FT • 121.21 SQ M
(Including Garage & Stores)
Garage Area: 156 SQ FT • 14.47 SQ M
Stores Area: 9 SQ FT • 0.82 SQ M



FIRST FLOOR



GROUND FLOOR

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 intedning 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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