The PERSONAL Agent

Sunnybank, Epsom

Guide Price £1,000,000

1Sunnybank

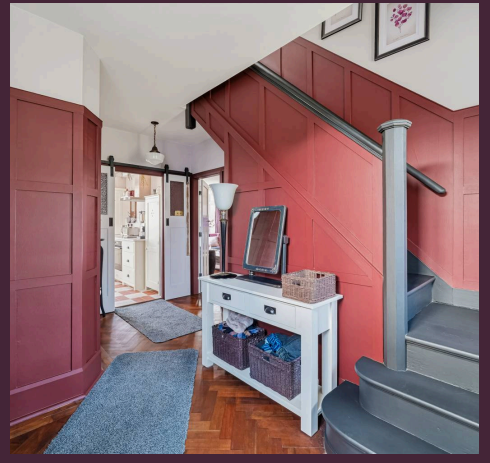
Epsom

- No onward chain
- Detached family home
- Four well proportioned bedrooms
- Subject to a beautiful renovation
- Two reception rooms
- Cottage style garden
- Easterly facing rear garden
- Huge scope to extend STPP
- Detached garage and summer house
- Parking for multiple cars

Coming to market with no onward chain and positioned towards the front of the ever popular Sunnybank, this beautifully renovated four bedroom detached home occupies a generous plot, offering a wonderful blend of character, modern living and exciting scope to extend, subject to planning.

Comprehensively updated by the current owners, the property features a beautiful kitchen with small island, butler sink and ample storage, a stunning bathroom with walk-in shower and downstairs cloakroom, creating a home that feels both welcoming and ready to enjoy.

An enclosed porch leads into a welcoming entrance hall, where painted wood panelling and original herringbone flooring create a characterful first impression. The flooring continues through to two generous reception rooms, providing warmth and timeless charm.



Description

Thoughtfully arranged for modern family life, the accommodation offers excellent proportions and flexibility for both everyday living and entertaining. All four bedrooms are well proportioned, while the tasteful finish throughout means the house is ready to move straight into.

Outside, the generous plot is approached via a large frontage providing ample parking, while the rear garden is secluded and enjoys a desirable easterly aspect. The garden and plot also offer significant potential to extend the existing accommodation in the future, subject to the usual planning consents. A well maintained brick built garage and separate summer house complete the outside space, adding useful storage and flexibility.

With its combination of attractive presentation, generous proportions, established garden and future potential, this is a home that offers considerable appeal for modern family living.

Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice weekly traditional market, independent cafés and restaurants provide plenty of choice for families and professionals.

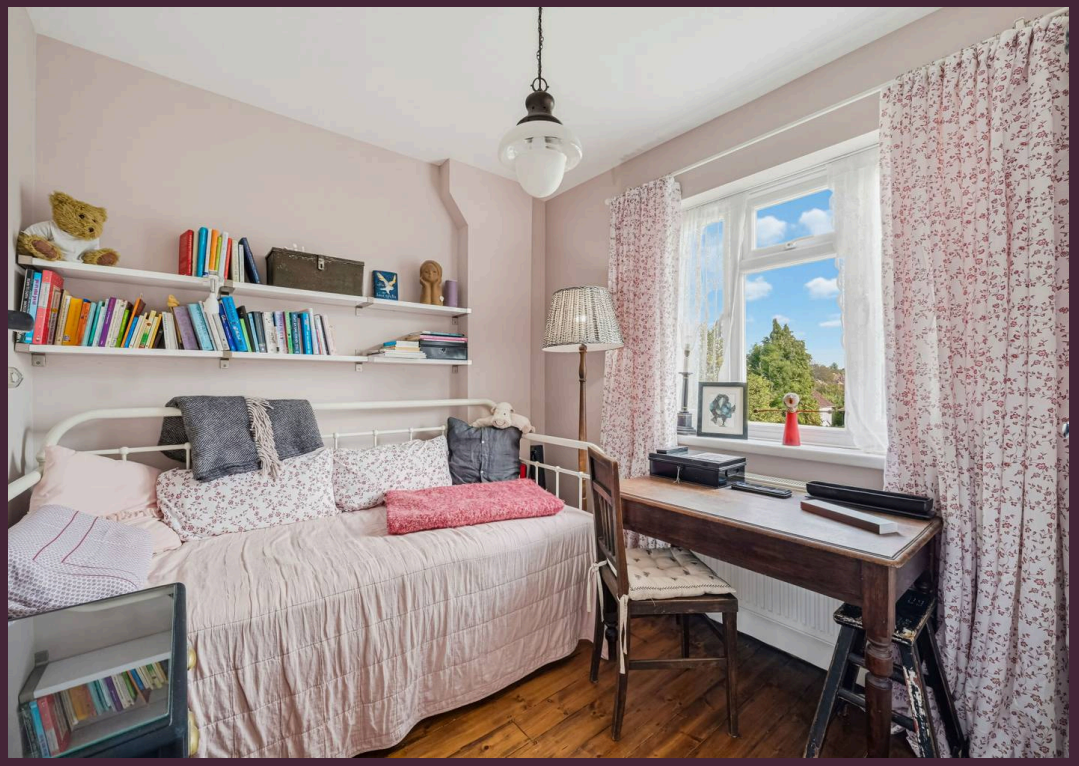
Leisure opportunities are abundant, with Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse providing wonderful settings for walking, cycling and enjoying the outdoors.

The area is well served by highly regarded schools, including Rosebery Girls School, Glyn School, St Joseph's and Wallace Fields, alongside prestigious independent options such as Epsom College, Freemen's and Downsend. The University for the Creative Arts and Laines Theatre Arts also contribute to the area's vibrant character.

Transport links are excellent, with Epsom station offering direct services to London Victoria and Waterloo in around 35/45 minutes. The M25 and A3 are easily accessible, while Heathrow and Gatwick airports are both approximately 35 minutes away by car.

Tenure- Freehold

Council Tax Band- G



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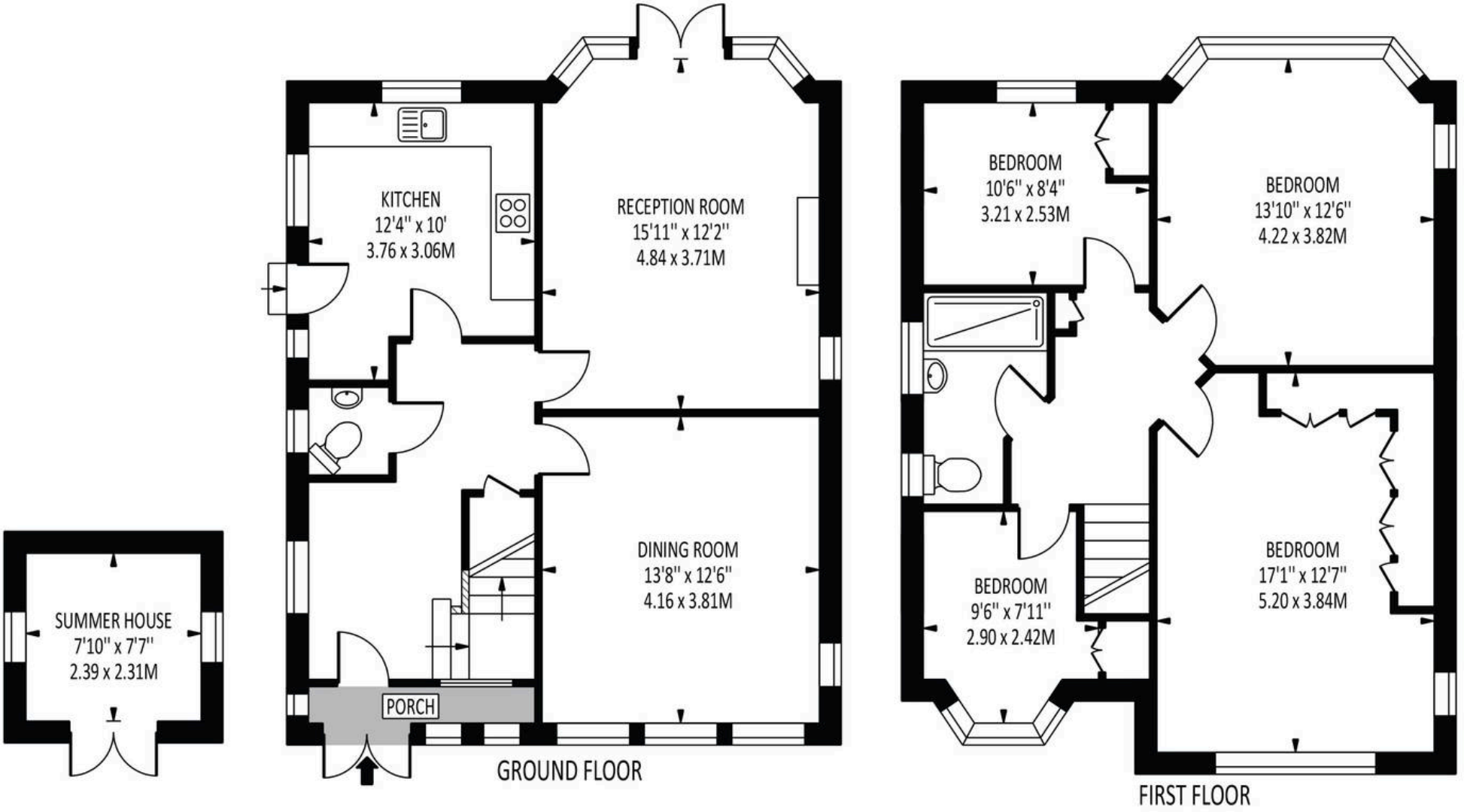
Total Area: 1381 SQ FT • 128.27 SQ M
(Including Summer House)
Summer House Area : 59 SQ FT • 5.47 SQ M



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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