

River Way

Epsom

Guide Price £525,000 - £550,000



River Way

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- No-Chain
- Three bedroom semi-detached family home
- Off-Street Parking
- Potential to extend (STPP)
- Garage
- Close proximity to well-regarded schools
- Short walk to amenities
- Perfect opportunity to put your own mark on a home

Presenting this well-proportioned three bedroom semi-detached family home, offered to the market with no onward chain. The property provides a fantastic opportunity for buyers seeking a home they can truly make their own, with scope to modernise and the added benefit of potential to extend (subject to planning permission).

Upon entering, you are welcomed by a spacious entrance hall that leads to a generously sized through-lounge, ideal for family gatherings or relaxing evenings. The kitchen is fitted with a range of storage units and work surfaces, providing a practical layout for every-day living. Upstairs, you will find three bedrooms, each offering comfortable accommodation for family members or guests, as well as a family bathroom. Additional features include off-street parking and a garage, ensuring convenient storage and secure vehicle accommodation.



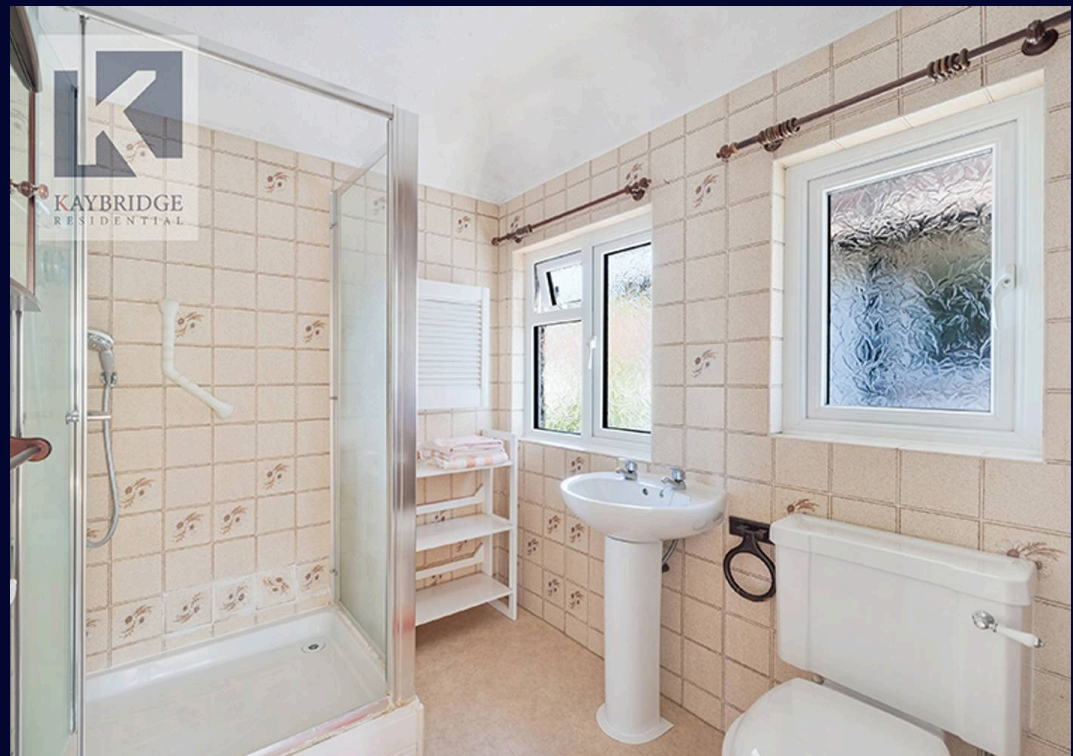
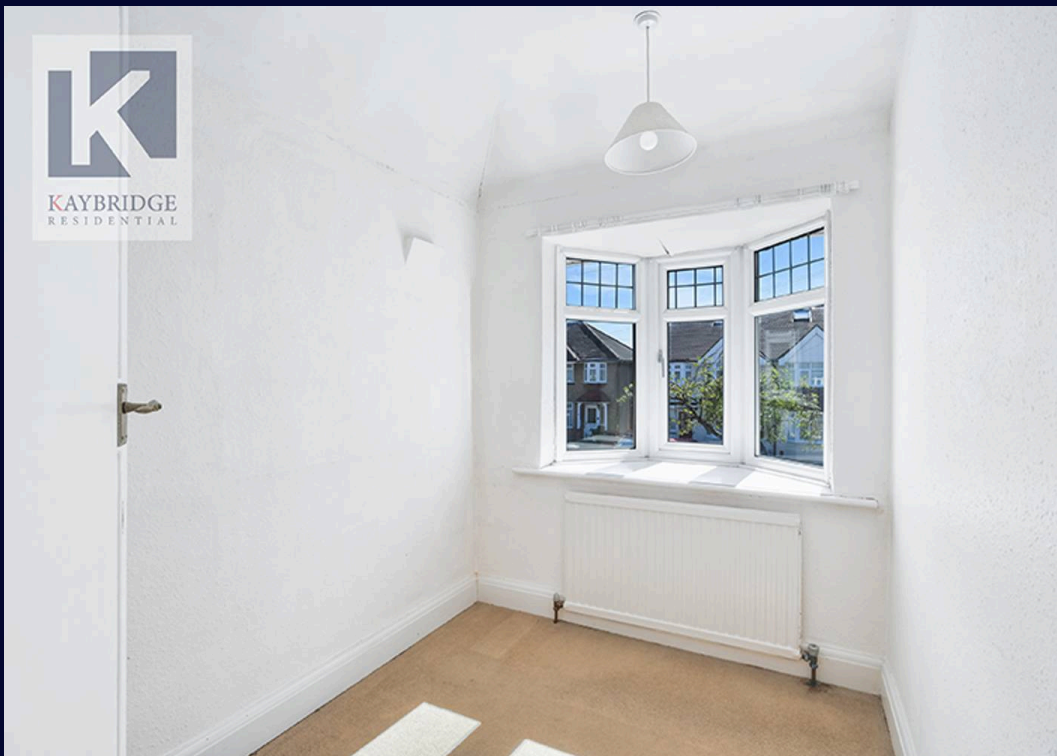
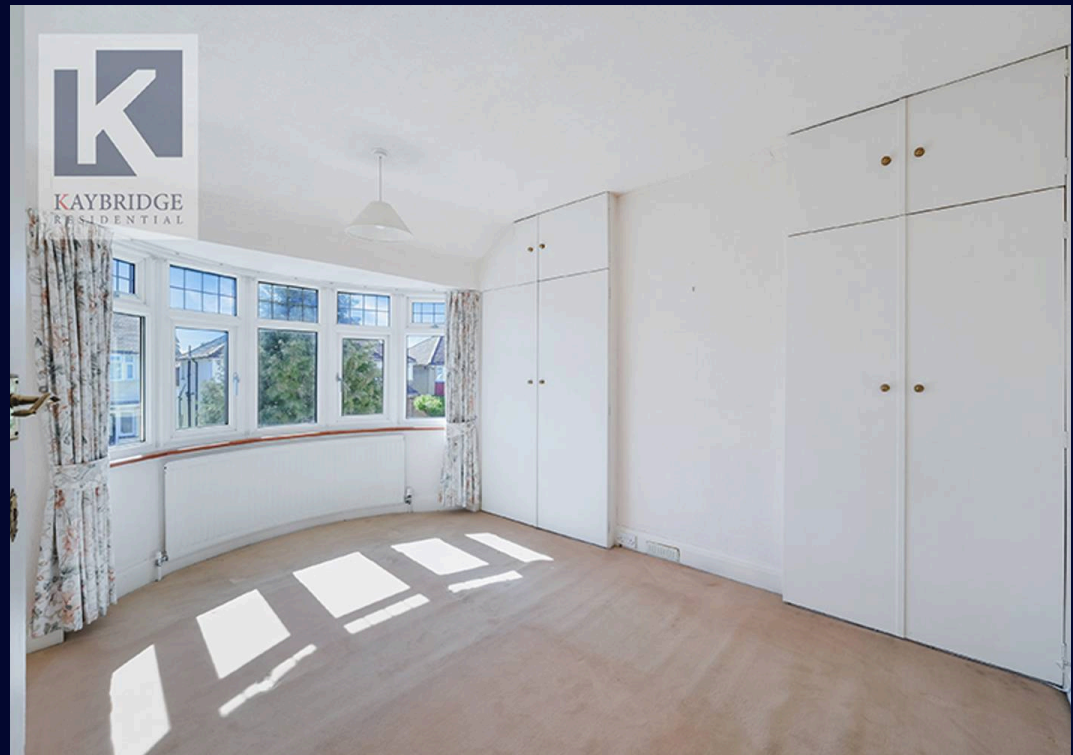
The property is perfectly positioned within close proximity to well-regarded local schools, making it an excellent choice for families with children. A short walk brings you to a variety of local amenities, including shops, cafes, and essential services, ensuring daily convenience is always within easy reach.

This inviting home presents the perfect canvas for those wishing to personalise their living space, whether through decorative updates or, subject to the necessary consents, extending the property to suit evolving needs. With its desirable location, practical features, and exciting potential, this property represents a rare opportunity to secure a family home in a sought-after area. Early viewing is highly recommended to fully appreciate the scope and possibilities this home has to offer.

Council Tax band: D

Tenure: Freehold

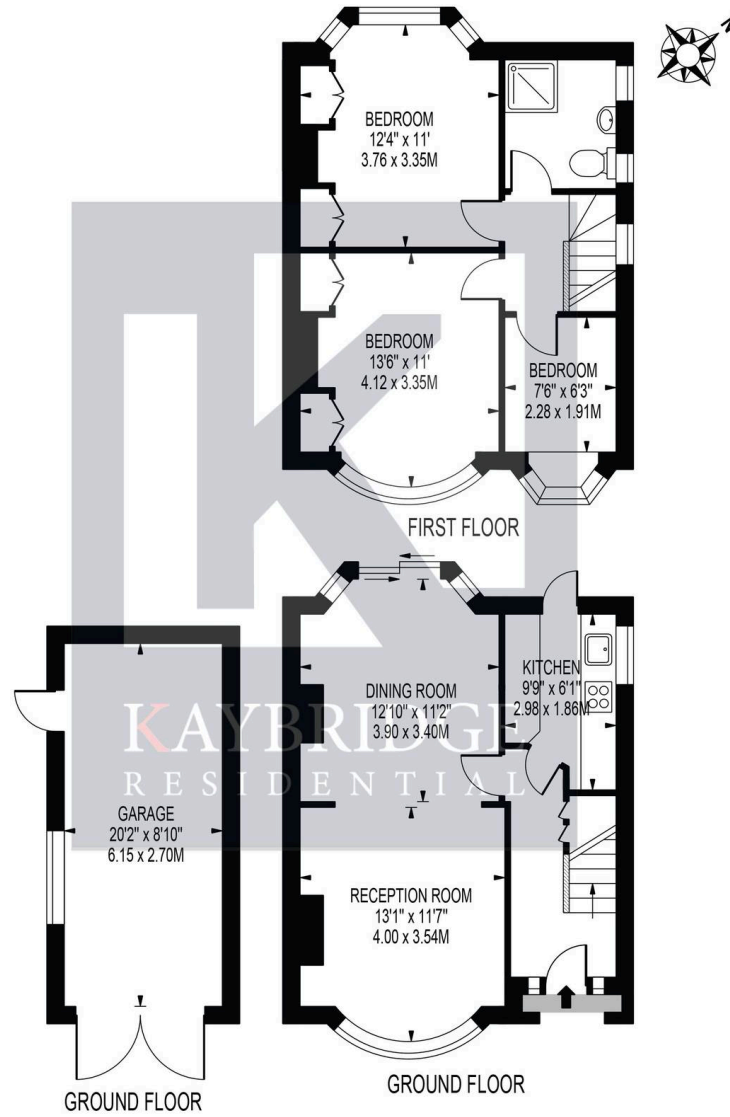




RIVER WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 824 SQ FT - 76.53 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 179 SQ FT - 16.61 SQ M



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