



Family home with untold potential

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Wallace Fields Epsom KT17 3AT

Epsom Town Centre 1 mile
London by rail 35 minutes from Epsom
M25 (Junction 8 or 9) 20 minutes
All times and distances are approximate

A stones throw from the outstanding Wallace Field Infants and Juniors, backing open fields. This four bedroom family home has huge scope to extend, subject to the usual consents.

- | Porch
- | Entrance Hall
- | Dining Room
- | Sitting Room
- | Kitchen
- | Utility
- | Bathroom
- | Garden Room
- | Four Bedrooms
- | Family Bathroom
- | Large Garden
- | Garage
- | Carriage Driveway

Offers in Excess of £1,075,000





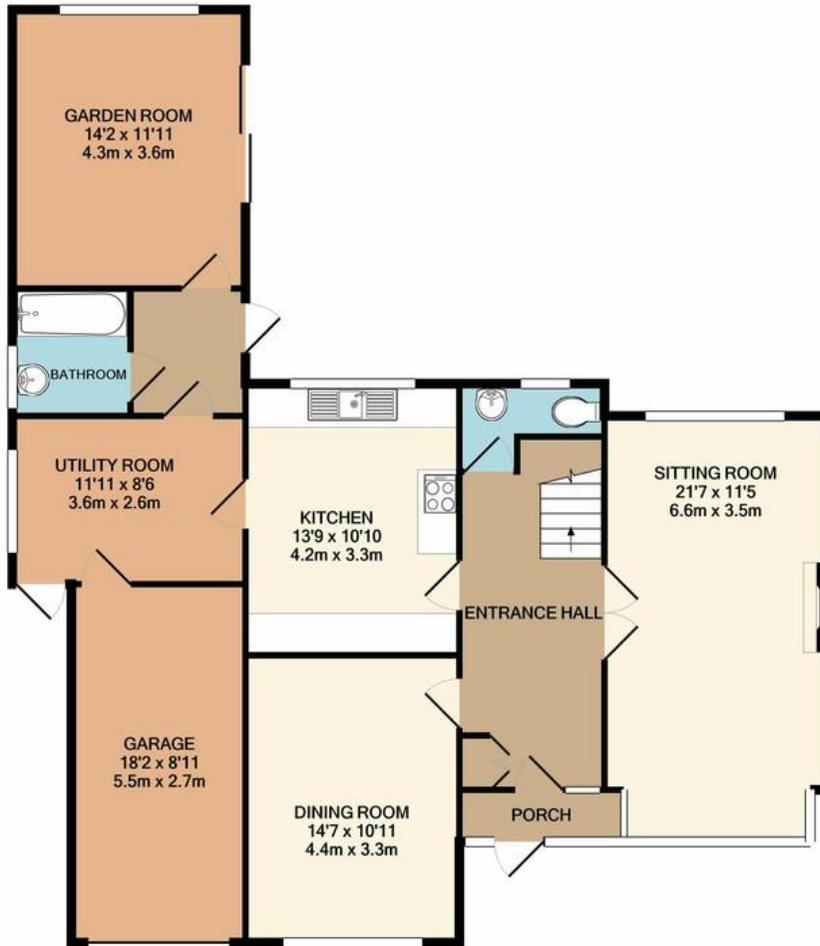
Positioned on one of Epsom's premier roads and with Epsom town just over a mile away with an exceptional selection of restaurants and shops. There are excellent schools in this vicinity including Wallace Fields Infant and Junior School within walking distance. The open space of Alexandra Recreational Ground is also close by. The Reigate Road (A240) is easily accessed and provides a direct route to the A24 to the north and the A217 to the south.



The house provides well-proportioned family accommodation throughout and has plenty of scope for further extension. There is a fully fitted kitchen with separate utility area, a separate dining and sitting room, along with a garden room opening onto the well-maintained private garden. Upstairs you have four bedrooms with a large family bathroom, the property benefits further from a single garage and spacious carriage driveway. A viewing is highly recommended to fully appreciate this family home and its superb location.

Superb Location | Bright Interior With A Large Entrance Hall | Thought Out Accommodation Perfect For Entertaining | Covered Porch | Private and Level Rear Garden | Garage and Carriage Driveway | Within The Catchment Area Of Some Excellent Schools | Potential to Extend (STPP) | Within Easy Reach of Epsom High Street | Backing Playing Fields





TOTAL FLOOR AREA
1914 SQ FT / 177.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D		
39-54	E	49 e	
21-38	F		
1-20	G		

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Viewing
Please call us to arrange
a viewing appointment

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