



Park Avenue West

Epsom

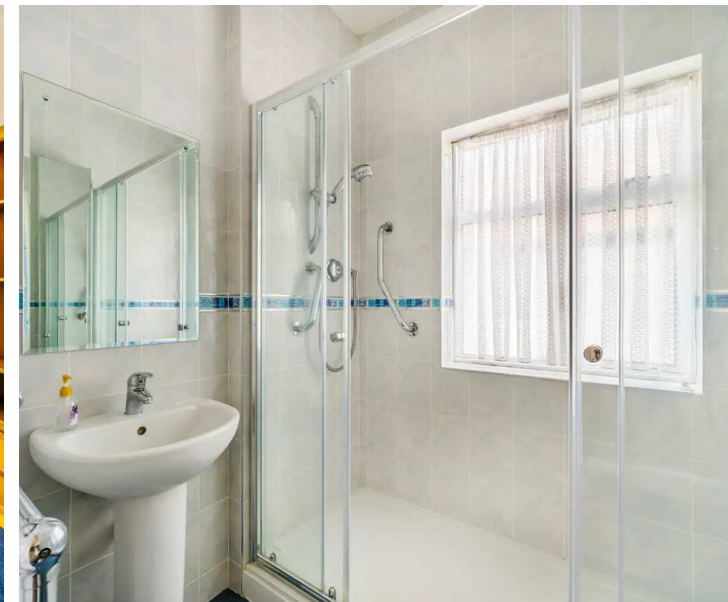
£775,000

# 42 Park Avenue West

Epsom, Epsom

- Detached bungalow on a sizeable plot
- No onward chain
- Highly sought-after location
- Potential to extend/develop (STPP)
- Close to transport links and well regarded schools
- Conservatory and utility area
- Ample off-street parking
- Beautifully landscaped garden
- Three bedrooms

Nestled in a highly sought-after location, this charming chain-free detached bungalow, sits proudly on a sizeable plot, offering a perfect blend of comfort and potential. Boasting two/three generously sized double bedrooms, this home presents an exciting opportunity for those looking to extend or develop, subject to obtaining the necessary planning permissions. The property features a utility area and a conservatory, providing versatile spaces that cater to modern living needs. Moreover, the beautifully landscaped garden envelops the home in serenity, offering a tranquil escape from the hustle and bustle of every-day life. With ample off-street parking and garage available, convenience meets elegance at this address, making it an ideal choice for discerning buyers seeking a property that effortlessly combines character and potential.





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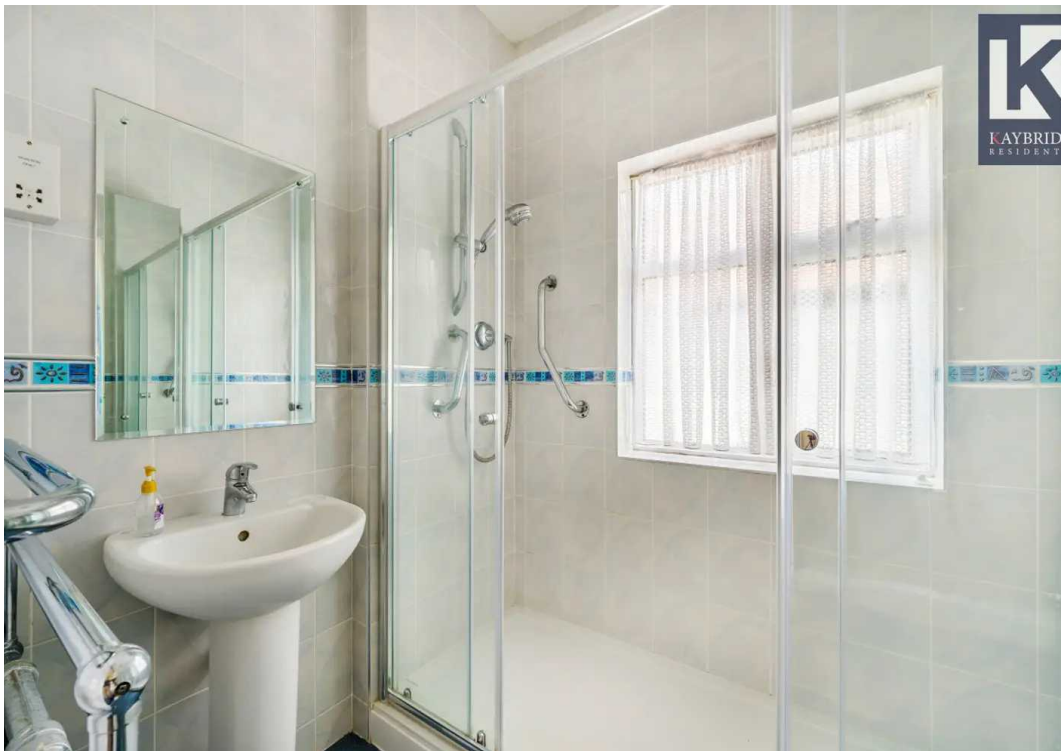
Epsom

Outside, the property continues to impress with its expansive outdoor space, thoughtfully designed to enhance the overall appeal of the home. The meticulously maintained southerly-facing garden provides a picturesque setting for al fresco dining or leisurely relaxation, ensuring every moment spent outdoors is a delight. Whether enjoying a morning coffee in the sunshine or hosting a gathering with loved ones, this outdoor oasis offers endless possibilities for creating memorable experiences. Additionally, its proximity to convenient transport links, amenities, a doctors and well-regarded schools further enhances the desirability of this property, making it a true gem in the heart of a vibrant community.

Council Tax band: E

Tenure: Freehold





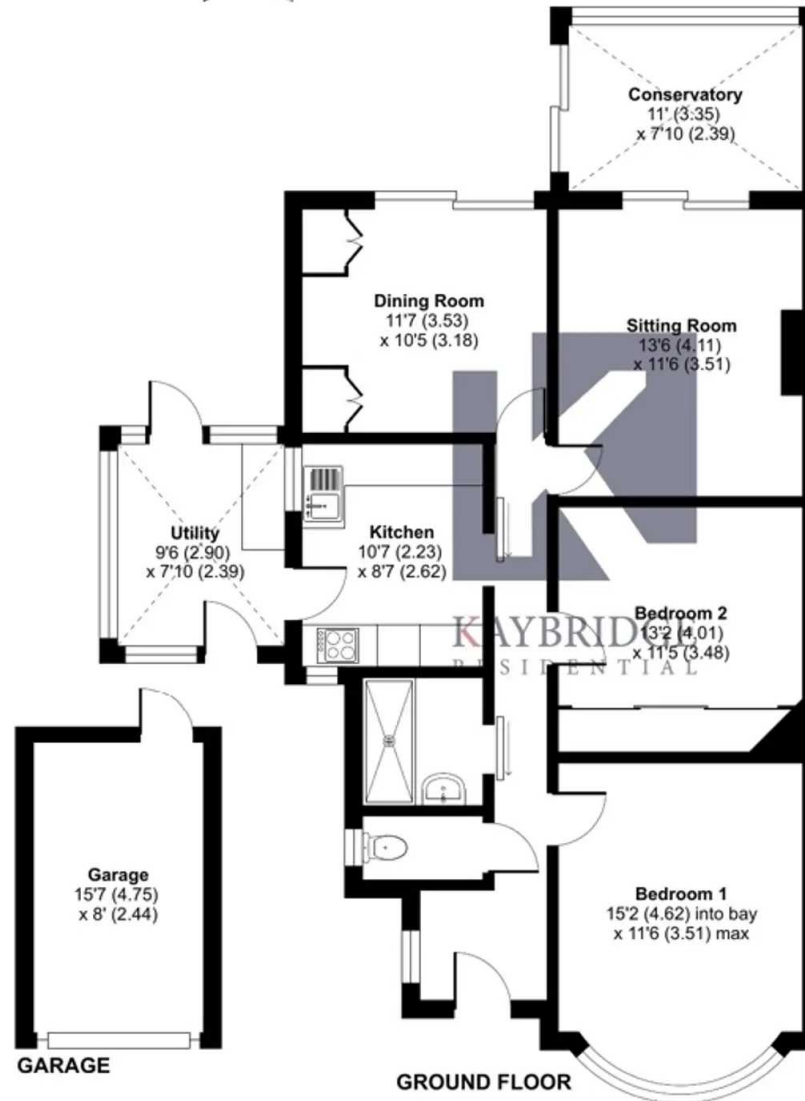
# Park Avenue West, Epsom, KT17

Approximate Area = 1025 sq ft / 95.2 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Kaybridge Residential Ltd. REF: 1148598



## Kaybridge Residential Epsom

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