



Parkhurst, Epsom, KT19 8QZ



Offers in excess of

£450,000

Freehold

- Semi-detached house
- Private 91ft x 25ft rear garden
- Driveway with off street parking
- Walk to town & station
- Excellent school catchment
- Close to park
- Three spacious bedrooms
- Spacious living/dining room
- Generous kitchen & downstairs bathroom
- Offers potential to improve & extend STPP

The Personal Agent are pleased to present this well proportioned semi-detached home that is set within a popular residential road that is just a short walk from the town centre and railway station which is approximately 0.7 miles away.

The property has been much loved for over 30 years by the current owners and benefits from full double glazing and gas central heating, there is also no ongoing chain/vacant possession.

Whilst it is undeniable that the property requires updating and general modernisation, we believe that this spacious home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

The property offers scope to extend STPP and should be viewed for what it currently is and what it could potentially be.



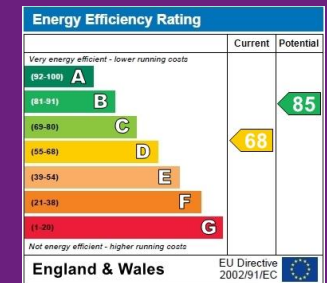
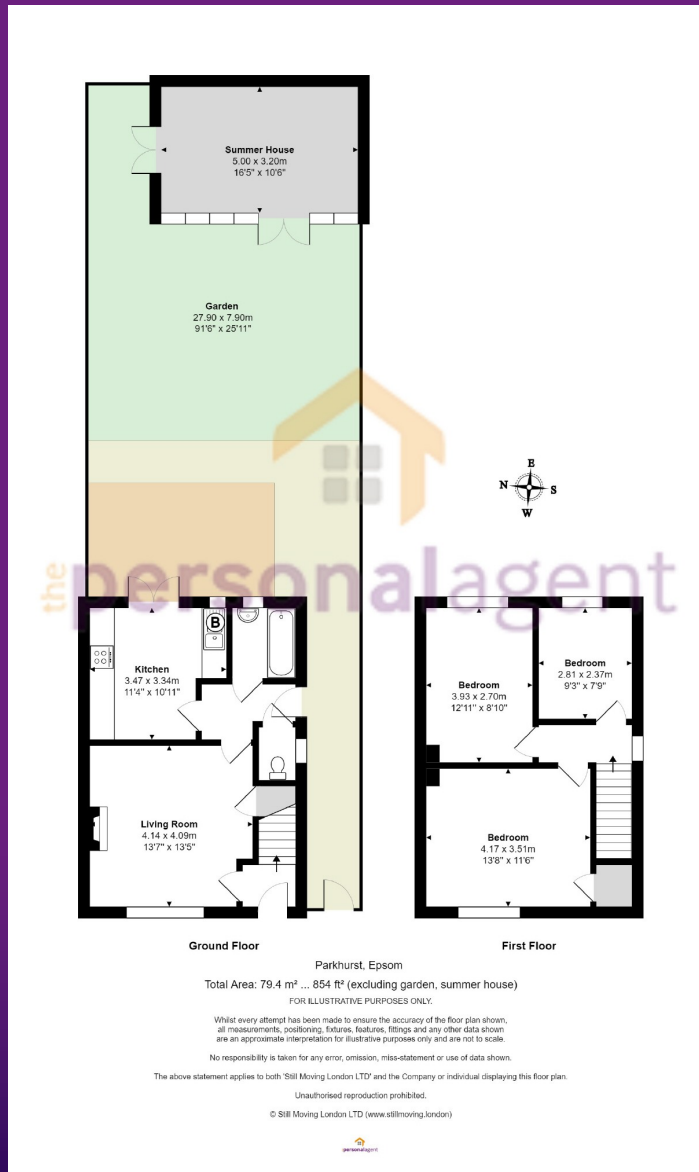
The well balanced accommodation comprises of an entrance hall, spacious living/dining room, generous kitchen with access to the rear garden, three well proportioned bedrooms and a downstairs bathroom. Further noteworthy points to mention include full double glazing, gas central heating, a 91ft rear garden and a large detached summer house/cabin at the end of the garden which provides excellent storage and the opportunity to create a work from home office if desired. The property is situated within close proximity to Southfield Park primary school, Long Grove Park and Epsom town centre and mainline station (approximately a 15 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre, Virgin Active & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







**Epsom Office**  
2 West Street  
Epsom, Surrey KT18 7RC  
T: 01372 745 850

**Ewell Office**  
220 Chessington Road  
West Ewell, Surrey KT19 9XA  
T: 020 8394 1234

**Stoneleigh Office**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey KT17 2HS  
T: 020 8393 9411

**Banstead Office**  
141 High Street Banstead,  
Surrey SM7 2NS  
T: 01737 333699

  
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



