



London Road, Epsom

£625,000

Freehold

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Modern kitchen
- Downstairs Shower Room
- Conservatory
- Large family bathroom
- Private garden



Situated a stone's throw away from the Historic Nonsuch Park is this well presented three bedroom family home.

The property offers a spacious lounge with a bay window to the front and a separate formal dining room with a conservatory leading out to the large west facing garden.

The downstairs accommodation is complete with a stylish modern kitchen, and a downstairs shower room.

Upstairs are three bedrooms arranged in a classic 1930s layout, with the Master bedroom boasting an impressive bay window giving the room a light and airy feel.

The family bathroom has been refitted in recent years and has a separate bath and corner shower cubicle.

There is a well proportioned driveway to the front of the property with off street parking for several cars, and to the rear is a landscaped garden with a separate patio area.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.





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