



Avenue Road, Epsom





# Guide Price £665,000

## Freehold

- Three bedrooms
- Two reception rooms
- Modern open plan kitchen
- Downstairs cloakroom
- Sought after location
- Walk to town & station
- Excellent school catchment
- 95ft x 29ft Southerly rear garden
- Driveway with parking
- Viewing highly recommended

Located within a highly desirable area of Epsom and just a short walk from the town centre, The Personal Agent are pleased to present this extremely well presented semi-detached home.

The property has been the subject of multiple upgrades by the current owners and really has a wonderful feel throughout with lots of natural light and accommodation that flows perfectly.

This well loved home enjoys an excellent position within the road with good sized front and rear gardens. The property enjoys particularly well balanced accommodation and offers the opportunity to extend subject to the usual consents should you want to increase the accommodation of this already well proportioned home.

Such is the rarity of this opportunity, we are inviting applicants



to lodge their immediate interest at which point we will arrange your private showing. Sole agent.

The ground floor benefits from flexible, spacious and bright accommodation comprising living room, dining room that is open plan to a modern kitchen and a downstairs cloakroom. The first floor offers a large master bedroom with a built-in wardrobes, a further well proportioned double bedroom with built-in wardrobe space, very well proportioned single bedroom and a large family bathroom. Outside there is a good sized front garden with a driveway, access to a lean to and a 95ft x 29ft South facing rear garden.

A further noteworthy point to mention is that the property is within the catchment area for Glyn and Rosebery Schools (within walking distance of Rosebery).

Location: If you are looking for easy access to Rosebery School then look no further, the property is approximately 800 metres away.

The property is within the catchment of many fantastic local primary schools too, and located within a short walk of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

Close to town but set within a respected residential road, the house really does offer the best of both worlds and provides easy access to Epsom Hospital and the M25. Epsom itself is hugely popular with families and commuters alike with outstanding schools and excellent rail links.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

**Epsom Office**  
2 West Street  
Epsom, Surrey KT18 7RG  
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.







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