



Hazon Way,



£600,000 Freehold

- Spacious semi-detached home
- Superb location
- Three generous bedrooms
- Stones' throw from Epsom Town Centre
- Huge scope for significant extension
- Close to mainline Train Station
- Excellent school catchment
- Garage & parking
- 64ft South/Westerly garden



If you are looking for a quality family home within a few minutes walk of Epsom Station and Town Centre then look no further!

The property offers bright and spacious accommodation with the added benefit of huge scope for a significant extension (subject to the usual planning consents). This home truly has great longevity for a growing family.

This fine property is just a stone's throw from Epsom High Street and railway station, and has easy access to the park. The well-designed semi-detached home offers so much potential and benefits further from generous rear South/Westerly facing garden.

If you are a modern family looking for a home with potential to create a footprint that is ideal for entertaining friends and family or to simply relax in a superb central location then look no further!

Call to view. Sole agent.

Details: Arranged over two floors, the property offers a large hall opening to a dining room with a half bay window and a separate living room which is flooded with natural light with patio doors opening to the rear garden.

The kitchen offers the opportunity to knock through to the rear reception making a stunning open plan kitchen/diner or to extend to the rear or even into the utility room. Upstairs offers two excellent double bedrooms and a further single bedroom all served by the updated shower room plus a separate W.C.

To the rear there is a secluded garden measuring approx. 64ft x 30ft, to the front is a driveway with off road parking and a garage.

Location: 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 & 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.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	49	
(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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