



Temple Road,



£875,000

Freehold

- Rare & unique opportunity
- Finished to an Excellent standard
- Open Plan Kitchen/Living/Diner
- Beautiful detached home
- Additional Planning Granted
- 147ft x 37ft Secluded Garden
- Private Drive
- Wonderful position Close to Town
- Three Double Bedrooms
- Ensuite to Master
- No ongoing chain



Enjoying a truly wonderful position within easy walking distance of Epsom Town Centre & Station, this charming detached house is offered to the market with no ongoing chain and has been fully refurbished and cleverly extended by the current vendors to an excellent standard.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family. It offers a massive amount of natural light & future proofing with planning already granted to extend in to the loft.

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

As soon as you step through the front door the amazing feel of the property and fantastic layout is immediately evident, to say this house is special is an understatement. From a practical sense the 33ft x 19ft kitchen/dining/family room has bi-fold doors that seamlessly link the house to the garden and provide the most amazing entertaining space. The wonderful kitchen is complemented by quartz worktops and high quality appliances.

On the first floor three double bedrooms with brand new ensuite to master and refitted family bathroom. To the rear of the property a beautiful 150ft mature rear garden that is a blank canvas to any family to place their stamp on it. The current owner has planning granted for two additional bedrooms in the loft under the following reference - 19/00659/FLH

Nearby 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.







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