

The PERSONAL Agent

Gadesden Road, Epsom

In Excess of £450,000

Gadesden Road

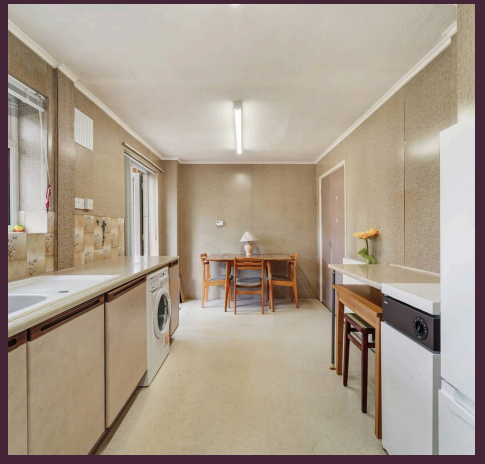
Epsom

- Three bedroom Terraced house
- No Chain
- Off Street Parking for Two Cars
- Large Kitchen Breakfast Room
- Some Updating Required
- Doorstep of Horton Country Park
- Walking Distance to Local Schools, Shops, Post Office and Takeaways
- Family Bathroom
- Easy Access to Public Transport, Including West Ewell Train Station
- Well-Kept Rear Garden with Covered Patio, Rear Pedestrian Access and Also a Summerhouse

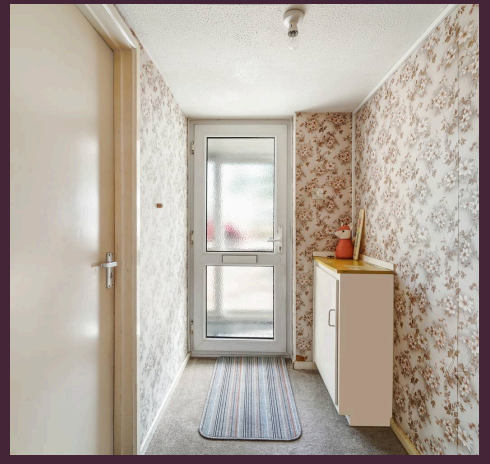
This spacious three bedroom terraced house presents an excellent opportunity for families and investors alike, offered to the market with no onward chain.

Its position is its selling point, walking distance from local schools and many other amenities, this home also sits on the doorstep of a country park, nature reserve and golf club. Additionally, it enjoys excellent public transport links, with bus routes to Epsom, Kingston and further. West Ewell train station is approximately one mile away.











Description

Upon entering, you are greeted by a welcoming hallway that leads to a generous reception room, perfect for relaxing or entertaining guests. At the rear, a large kitchen breakfast room provides ample space for dining and family gatherings, with plenty of potential for modernisation or even extension, to suit your needs. The back door steps out into a well-kept garden with summerhouse, which is also served by a rear pedestrian access.

Upstairs the property boasts three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a growing family or home office needs. A family bathroom serves the first floor, featuring a traditional suite and scope for updating. A generous boarded loft offers further storage. Additional benefits include off street parking for two cards (a rare find in this area), gas central heating and double-glazing through-out. Whilst some updating is required, this property offers a fantastic blank canvas for those looking to create their ideal home in a sought-after location. With local shops, amenities and excellent transport links all within easy reach, this house represents a superb blend of convenience and potential.

Early viewing is highly recommended to appreciate the generous room sizes, practical layout and the opportunity to add value and personalize the space to your own requirements.



Within walking distance of the house is an excellent choice of schools covering all age groups. Nearest stations are Ewell West, Epsom, Chessington North and Ewell East, all connecting to London. Horton Country Park and the Hogsmill Nature Reserve are just minutes away and offer miles of natural walking. Horton Golf Club is also a few minutes away. Picturesque Ewell Village offers a variety of shops, restaurants, cafes and a pub. Near to it is Bourne Hall, a venue that hosts a public library, community rooms, café and local museum and also hosts exercise and art groups. Nearby Epsom is a busier market town and has a covered shopping mall, the Ashley Centre and also Epsom Playhouse, a theatre that hosts plays, concerts and film. Epsom also boasts an Odeon Cinema complex. Epsom Downs, the home of the Derby, is a short drive away. Also served by excellent bus links. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick Airports.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





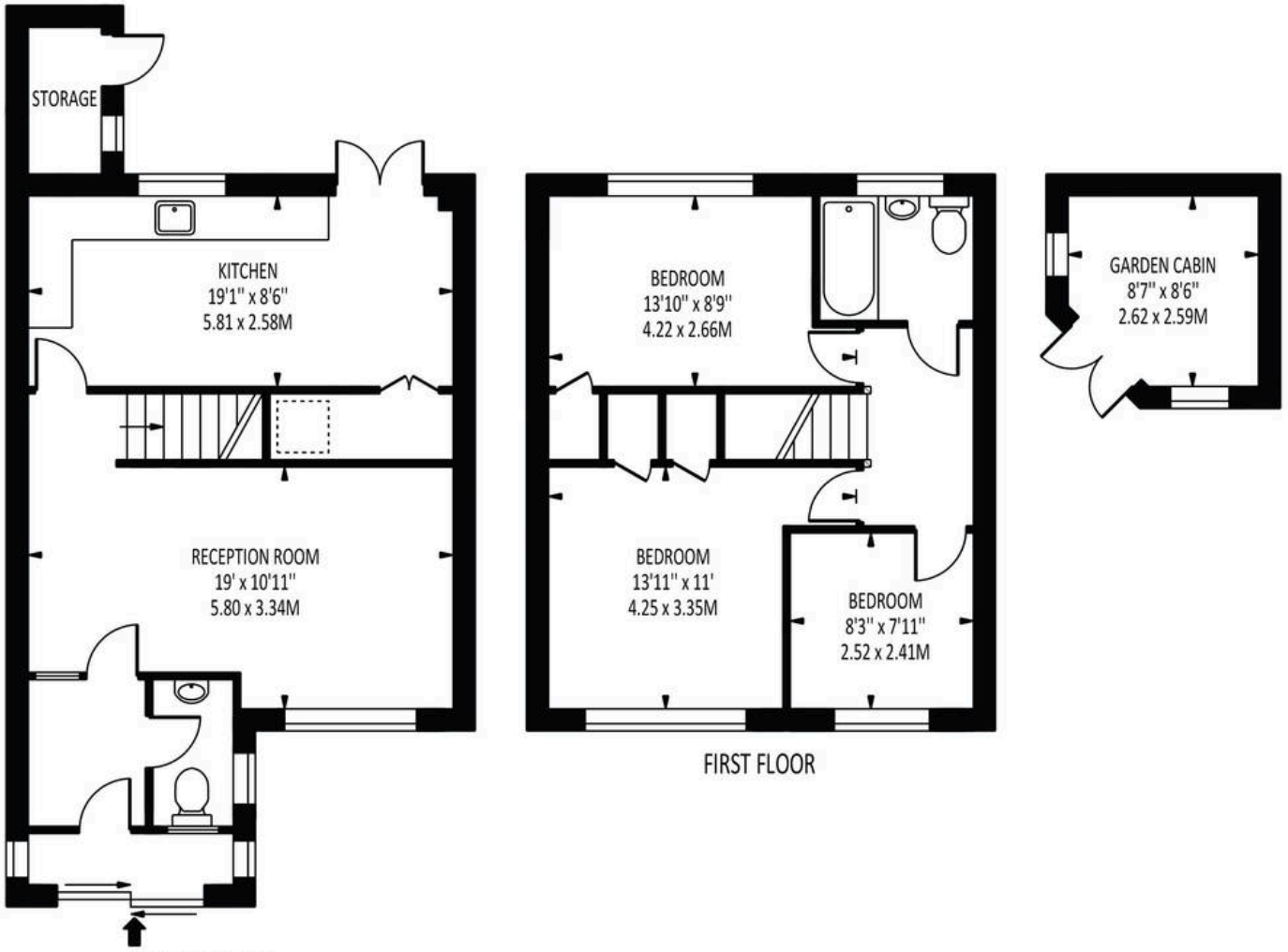




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Total Area: 1034 SQ FT • 96.03 SQ M
(Including Storage & Garden Cabin)
Garden Cabin Area : 66 SQ FT • 6.15 SQ M
Storage Area : 22 SQ FT • 2.00 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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