



## 73 Park Avenue East Epsom

**£4,350 PCM**

A spacious, bright character 5-bedroom, 4 bathroom detached house in this sought after area. The property has recently been sympathetically extended and is offered to the market and is in excellent condition throughout. Offered unfurnished and available to view immediately.



• Five Bedroom Detached • Immaculately Presented • Gorgeous Private Garden • Unfurnished • Available to View

### Location

The property is situated close to the excellent commuter facilities of Stoneleigh with the A3 and M25 both being only a short drive providing access to central London and Heathrow and Gatwick Airports. A choice of nearby mainline railway stations provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes. The area boasts an excellent range of both state and private schools, including Nonsuch High School, Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. The local area also has some of the country's most delightful countryside, including Nonsuch Park and the famous Epsom Downs, home of the 'Derby'.

### Property

Driveway leads to Entrance Porch to front door Entrance Hall: ceiling downlighters, polished wood floor. Sitting Room covered cornice to ceiling, polished wood flooring. Study polished wood flooring, window overlooking front garden Contemporary Kitchen/Diner: Dining Area: ceiling downlighters, glass bi-fold doors onto terrace and rear garden, polished wood flooring with opening through to refitted Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with hot tap, induction hob, AEG double oven, 2 AEG warming drawers, Coffee machine and Microwave, integral dishwasher, central island with seating . Quartz working surfaces with splashbacks, glass bi-fold doors onto rear patio, fitted surround sound. Shower room, fully tiled shower with rain forest shower, wash handbasin, low level w c. Cupboard housing boiler. AEG washing machine and tumble drier. Intercom system.

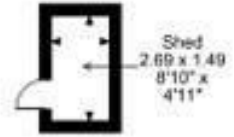
From the Hallway glass and oak staircase leads to First Floor Landing: Master Bedroom: En-Suite Bathroom: panel enclosed bath, fully tiled walk-in shower with rainforest shower, wash hand basin set in vanity unit, low level w.c., ladder back chrome heated towel rail. Bedroom Two: En-suite Bathroom, panel enclosed bath, wash handbasin set in vanity unit, fully tiled shoer, low level w c. Bedroom Three. Bedroom Four: Family Bathroom: panel enclosed bath, shower attachment, mixer taps, wash hand basin vanity unit, low level w.c. Stairs to Bedroom 5, En-Suite Bathroom, panel enclosed bath, wash hand basin, low level w c. Eaves storage.

Outside, immediately to the rear of the property is a sun terrace with the remainder of the garden laid to lawn with herbaceous trees and shrubs, leading to further garden with sun terrace and pergola.





**Park Avenue East, Epsom**  
**Approximate Gross Internal Area**  
**Main House = 2482 Sq Ft/231 Sq M**  
**Greenhouse and Shed = 94 Sq Ft/9 Sq M**  
**Total = 2576 Sq Ft/240 Sq M**



Ground Floor



First Floor



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   | 73                      |           |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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