

The PERSONAL Agent

St. James Avenue, Epsom

£900,000

St. James Avenue

Epsom

- Large garage and driveway
- 100 ft + rear garden
- Four generous bedrooms
- Close to outstanding schools & station
- Four reception rooms
- In need of modernisation
- Upstairs and downstairs bathrooms
- Sought after private road
- 2555 sq ft of space / 0.22 of an acre plot
- Modern kitchen with integrated appliances

Nestled within one of the most desirable and rarely available private cul-de-sacs, this impressive detached family home enjoys an enviable position, excellent school catchments and convenient access to Epsom town centre, historic Ewell Village and Ewell East railway station, just 0.4 miles away.

Occupying a generous 0.22-acre plot, the property benefits from a beautiful 100ft rear garden, providing exceptional outdoor space, privacy and plenty of potential. Subject to the usual planning consents, there is also scope to extend and create additional accommodation.

The position on St. James Avenue is particularly appealing, while the home itself offers a welcoming sense of space and natural light from the moment you enter. With generous accommodation, standout features and significant potential, this is a rare opportunity to acquire a substantial family home in a highly sought-after setting.











Description

This property offers exceptional flexibility, with a 23ft x 21ft rear reception room overlooking the garden, two further front-facing reception rooms, a separate dining area and four well-proportioned bedrooms. The generous modern kitchen features integrated appliances, while a downstairs bathroom and first-floor family bathroom provide excellent practicality for family life. A large 24ft x 14ft garage and generous driveway further enhance the appeal. The 100ft rear garden enjoys an excellent degree of privacy, with mature flower and shrub borders, extensive lawned areas and a paved terrace adjoining the house, ideal for alfresco dining and entertaining. There is also excellent potential to create a garden outbuilding at the rear of the plot, without significantly compromising the generous garden space.



An internal viewing is essential to fully appreciate the space and versatility this property provides. From the outside, its true scale is difficult to appreciate, but once inside, the thoughtfully designed accommodation and abundance of natural light create an immediate impression. The combination of generous proportions, flexible living space and an enviable position makes this a particularly appealing home. The surrounding area offers an excellent outdoor lifestyle, with Green Belt countryside within easy walking distance. Priest Hill Nature Reserve and Alexandra Park are both close by, while the open spaces of Epsom Downs provide extensive opportunities for mountain biking, horse riding, dog walking and leisurely strolls. For those seeking further recreation, the area is well served by several excellent golf courses, while both David Lloyd and the Rainbow Leisure Centre are within easy reach, offering a wide range of fitness and leisure facilities. This blend of generous living space, beautiful surroundings and excellent recreational amenities makes the property ideally suited to modern family life.

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Council Tax band: G

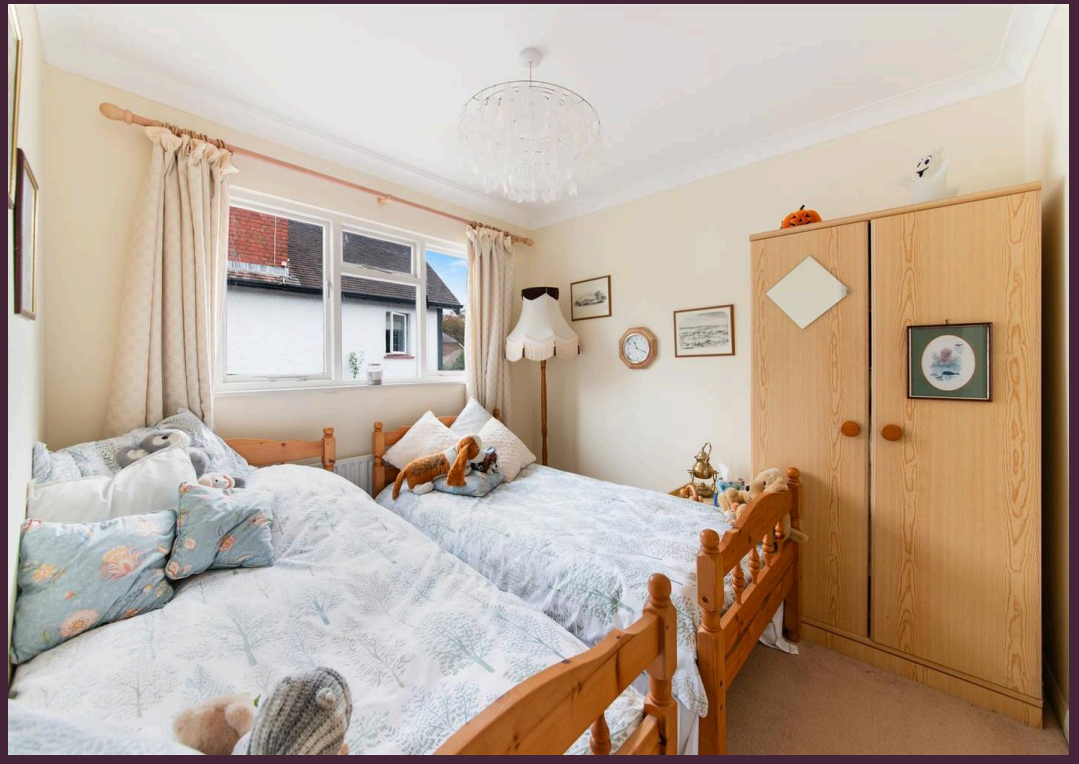
Tenure: Freehold

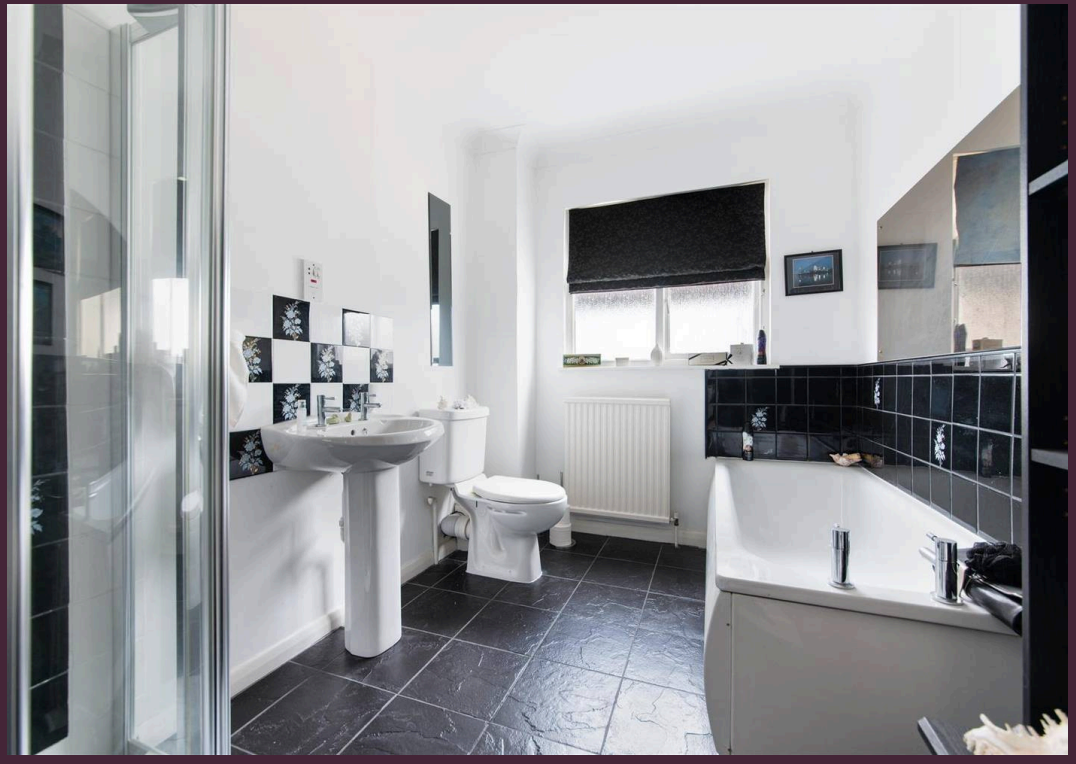
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E


REACH FOR THE STARS
DANCE LIKE
LOVE LIKE



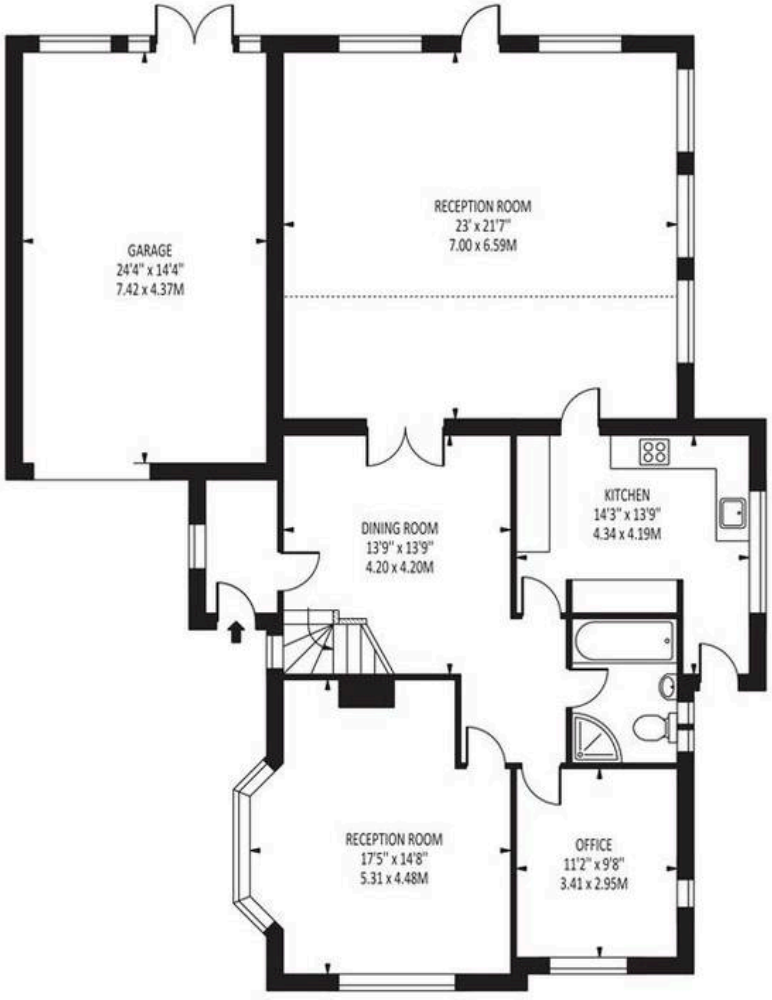




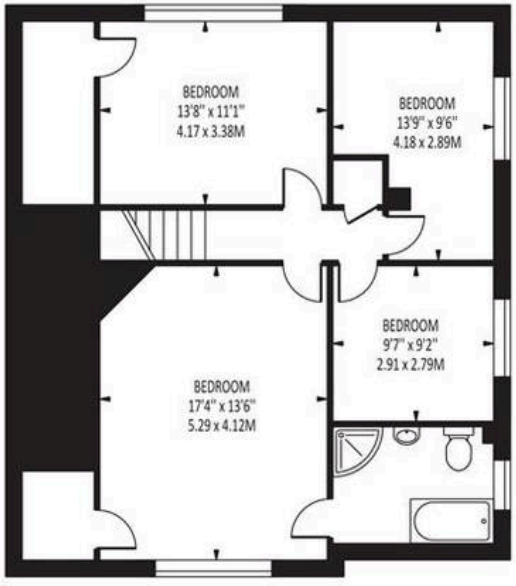
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St. James Avenue

Total Area: 2555 SQ FT • 237.41 SQ M
(Including Garage)
Garage Area : 349 SQ FT • 32.43 SQ M



GROUND FLOOR



FIRST FLOOR

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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