

The PERSONAL Agent

Heatherside Road, Epsom

Guide Price £525,000

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- Two Double Bedroom Period Property
- Large Family Bathroom
- Spacious Reception Area
- Generous Private Rear Garden
- Unique End Plot
- Over 1200 Sq ft
- Feature Bay Windows
- Potential To Extend (SSTP)
- Walking Distance to Ewell West Station
- Doorstep of Horton Country Park

The Personal Agent are pleased to present this beautifully positioned and generously proportioned home, offering approximately 1,212 sq ft of well planned accommodation. Set on a wider than average plot, the property enjoys a particularly spacious feel both inside and out, with a larger garden than many surrounding homes, ideal for families, entertaining and relaxing. The ground floor features a welcoming entrance hall leading to an impressive 24'5" x 14'6" reception room, benefiting from attractive bay style windows and an abundance of natural light. A separate dining room provides an excellent space for family gatherings and entertaining, while the well positioned kitchen offers scope for improvement or reconfiguration to suit modern tastes. The property combines generous proportions with exciting potential for future enhancement.





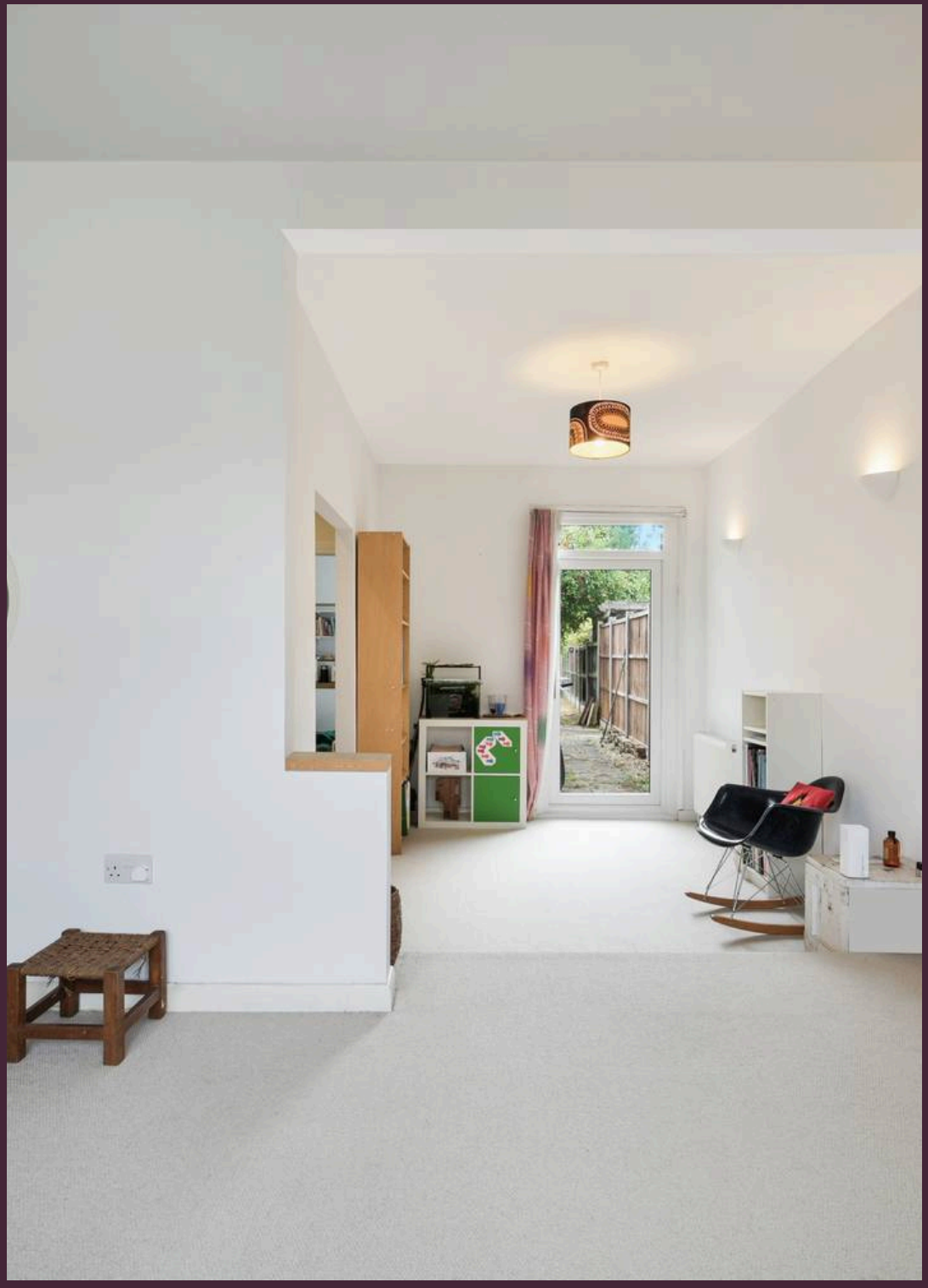






Description

Upstairs, there are two excellent sized bedrooms, including a substantial principal bedroom measuring approximately 15' x 11'8", again enjoying the benefit of a bay style window. The second bedroom is also well proportioned, while the family bathroom completes the first floor. One of the property's particularly appealing features is the width of the plot, which not only provides a larger garden but also presents excellent potential to extend, subject to the necessary planning permissions. The generous footprint and side space offer an exciting opportunity for a future owner to further enhance and enlarge the accommodation, making this a home with considerable potential. A large separate 13' x 7'9" store further adds to the practicality of the property. Overall, this is a fantastic opportunity to acquire a spacious and characterful home in an enviable position, offering a combination of generous accommodation, an unusually wide plot, a larger garden and exciting potential for the future



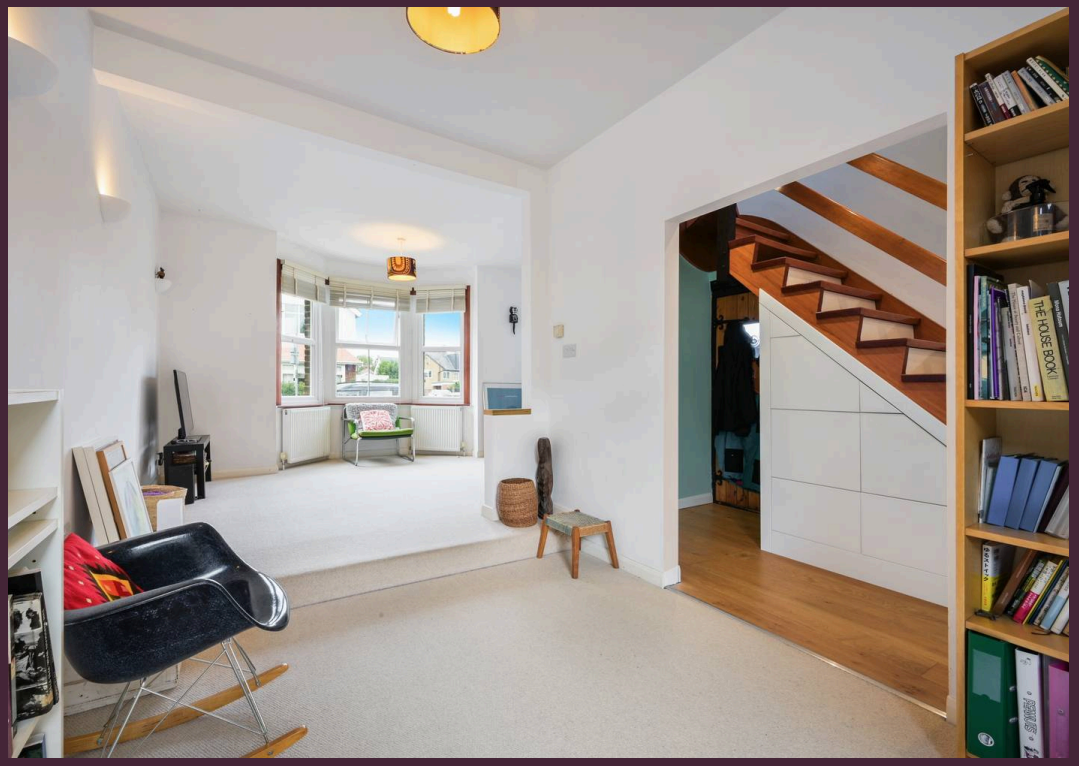
Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. The area is popular with commuters with easy access to both Ewell West and Ewell East train stations, located to the south west of London and offers a good mix of state and independent schools which Ewell Grove and Glynn. With the addition of a number of popular parks and open spaces nearby with the likes of Ewell Court Park and Horton Park this property really does offer everything buyers will be looking for location wise.

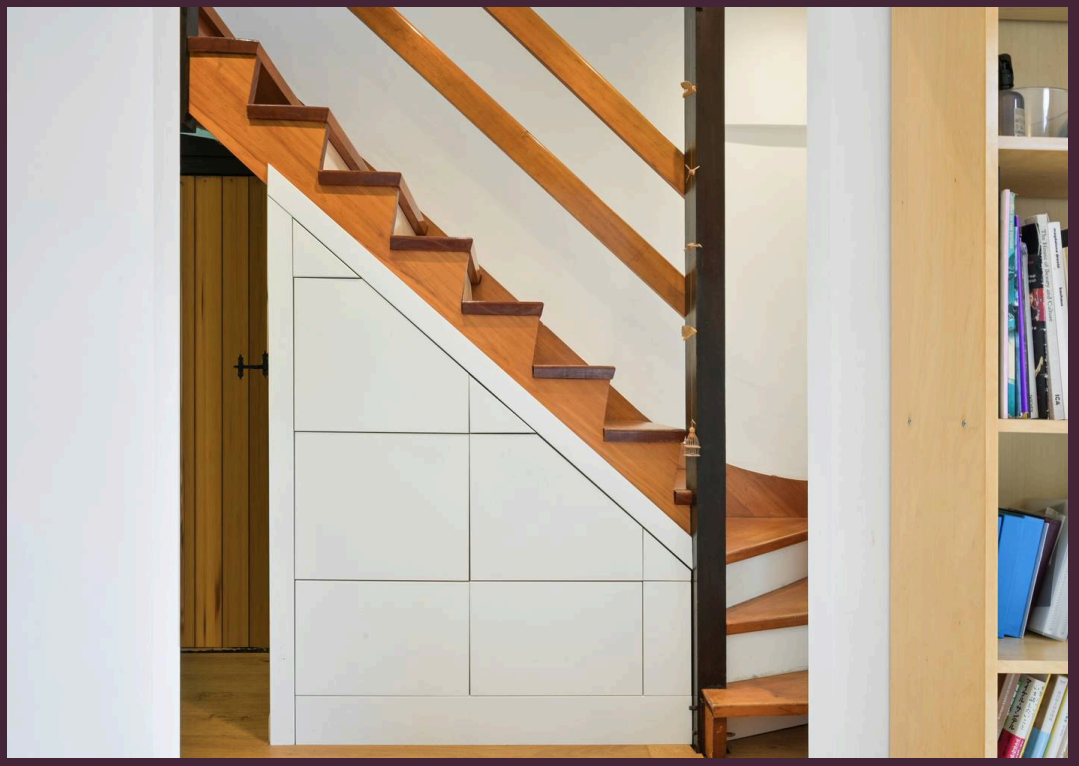
Council Tax band: D

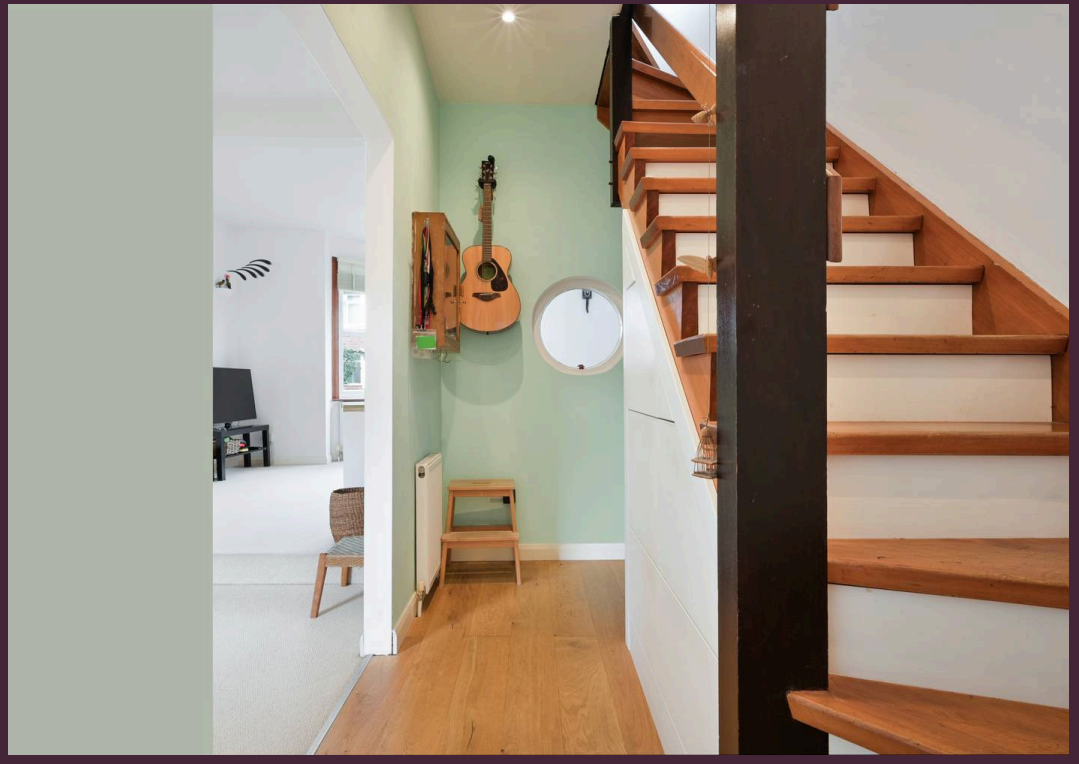
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D




THE HOUSE BOOK

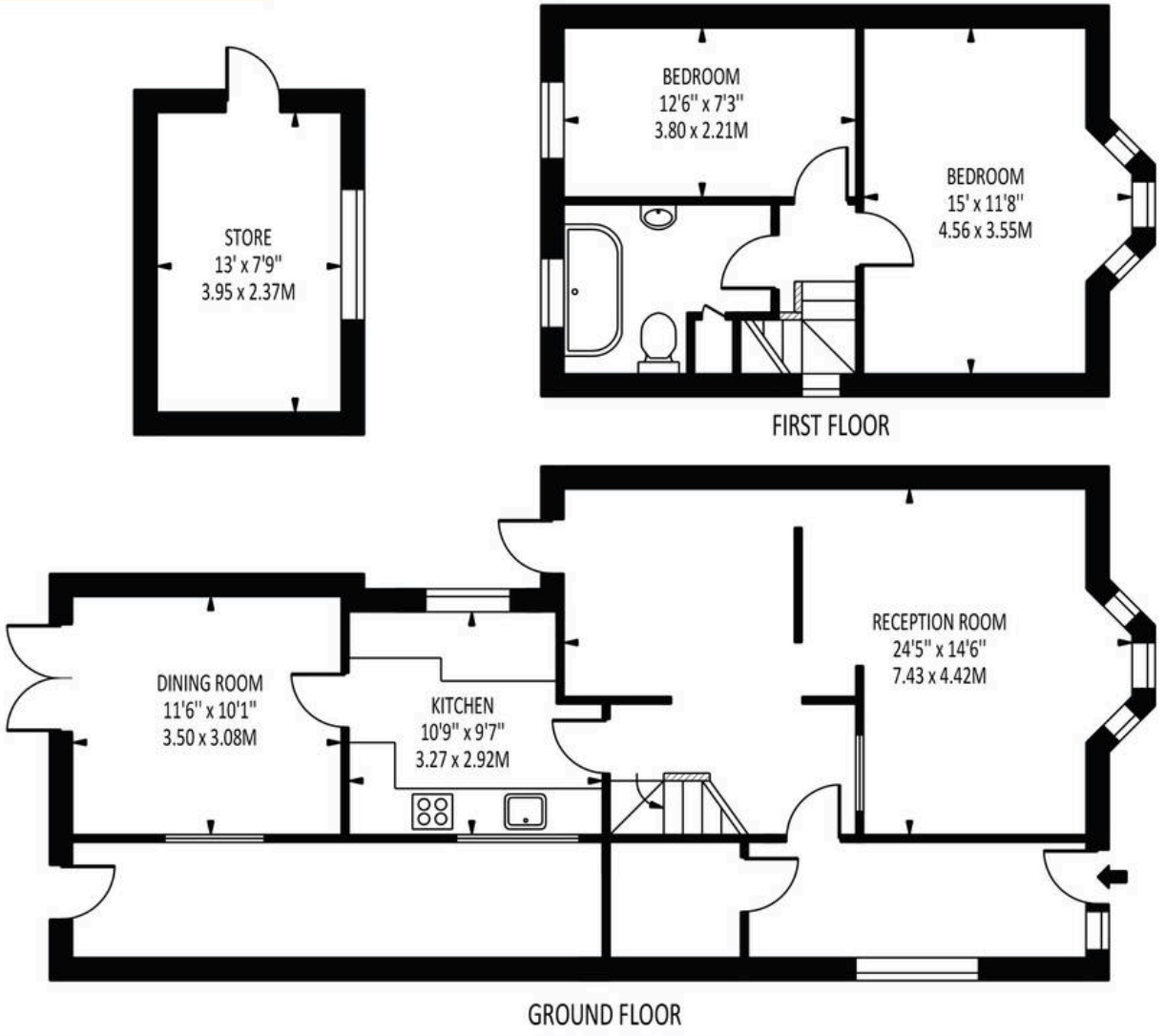




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Total Area: 1212 SQ FT • 112.62 SQ M
(Including Store)
Store Area : 101 SQ FT • 9.36 SQ M



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.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/