

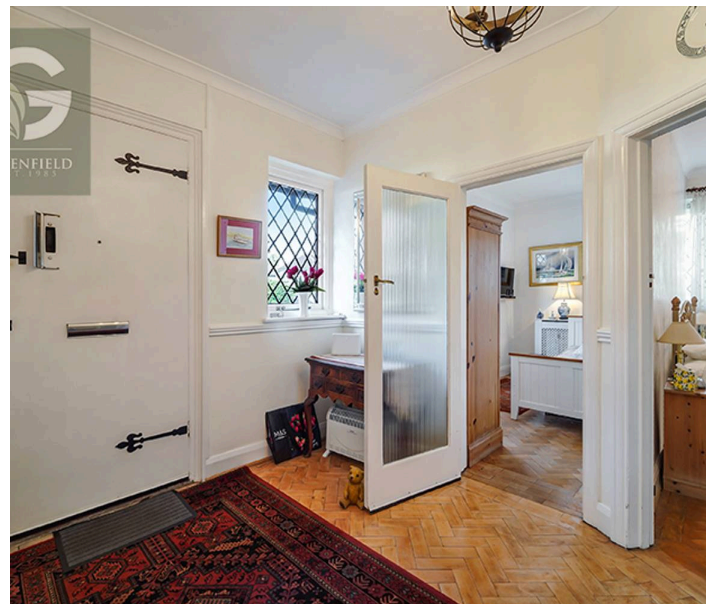


Lakehurst Road, Ewell Court, Epsom, Surrey – KT19 0EL

Vacant possession – no onward chain

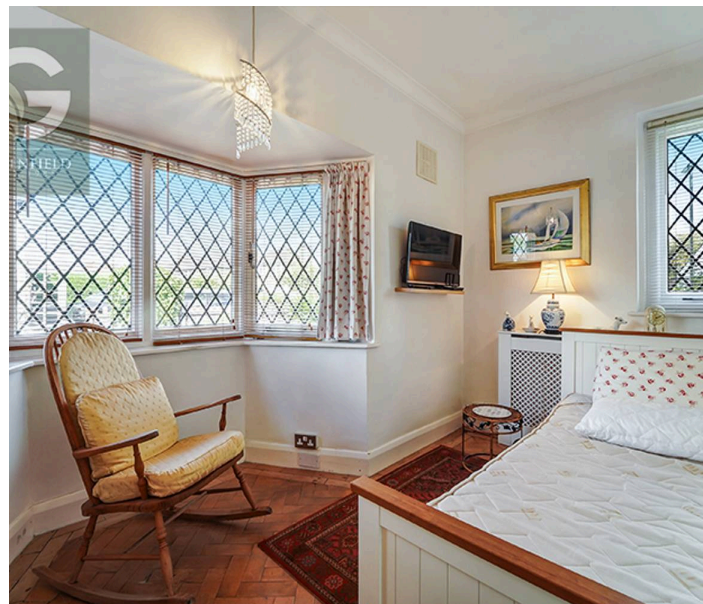
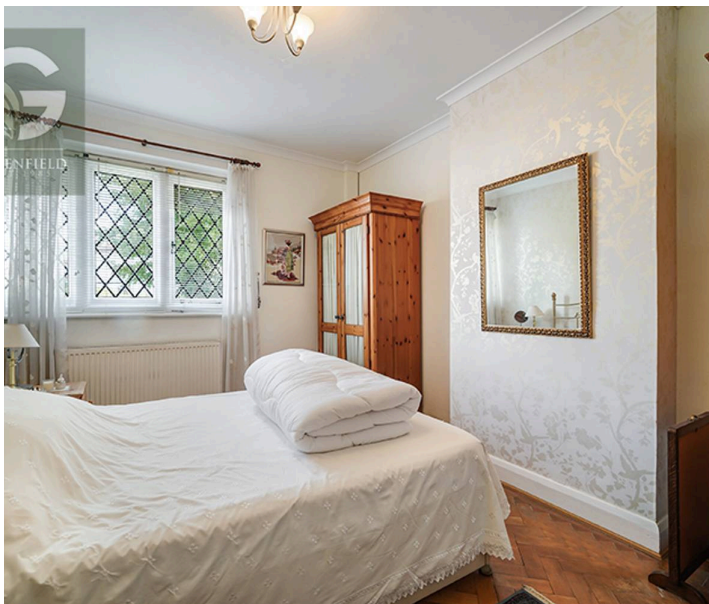
- "The Old Laundry" – A characterful & unique 3 bed bungalow
- Wide plot with ample driveway parking and detached garage/workshop
- Possible scope to extend up into loft (STPP)
- Lovely sized, 75' x 45' rear garden mainly laid to lawn + generous frontage
- No onward chain – vacant possession
- Situated close to Ewell Court and the stunning acres of the Hogsmill Nature Reserve

UNIQUE CHARACTER 3 BED BUNGALOW OFFERING HUGE POTENTIAL (STPP) – Welcome to The Old Laundry, a truly unique and characterful three bedroom semi detached bungalow that offers a rare blend of charm and practicality, perfect for anyone seeking a versatile home in a sought after location. Step inside and you'll find a spacious and flexible layout, with a welcoming entrance hall that leads to a bright and airy living room, ideal for relaxing or entertaining friends and family. The kitchen is well appointed and thoughtfully designed, with plenty of storage and workspace, making it a pleasure to cook up your favourite meals. There are two generous double bedrooms, both with ample space for wardrobes and personal touches, while the third bedroom can easily double as a study, snug or hobby room depending on your needs. The bathroom is modern and stylish, with a white suite and contemporary fittings, offering a calm space to unwind at the end of the day.



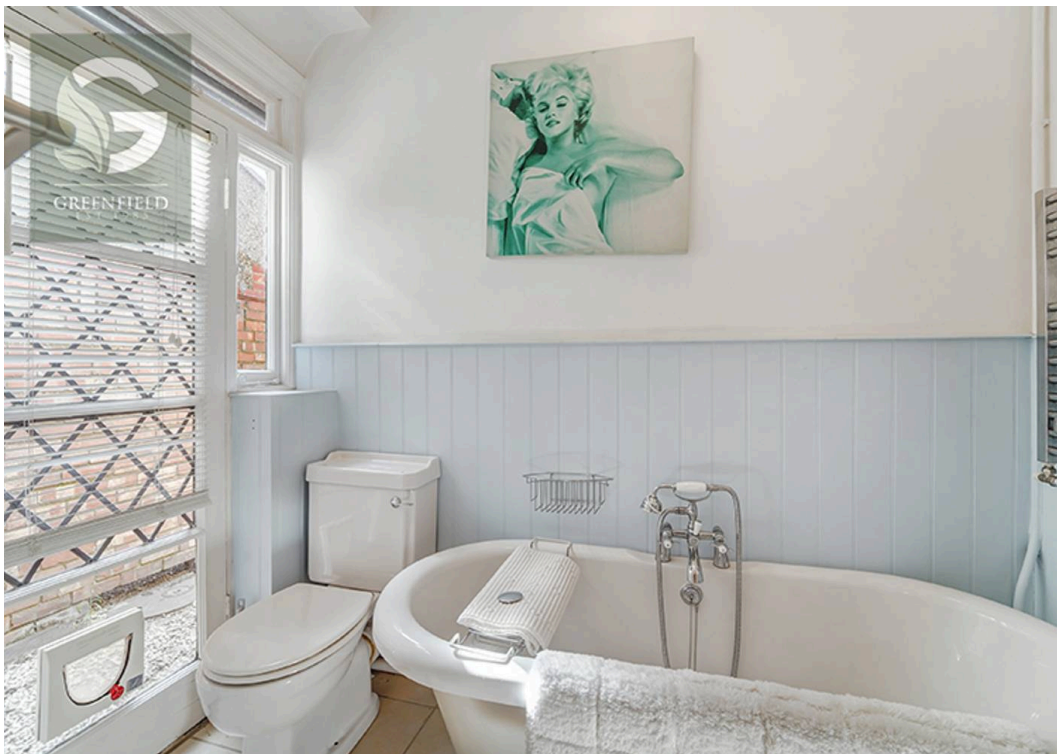


Throughout the property, you'll notice lovely original features and a warm, homely feel, creating a space that's both welcoming and full of personality. There's a real sense of potential here too, with the 45' wide plot offering scope to extend up into the loft (subject to planning permission) or potentially the side, giving you the option to create additional bedrooms or a fabulous master suite in the future. The detached garage and workshop provide plenty of room for storage, hobbies or even conversion into a home office, while the ample driveway parking means there's space for several vehicles with ease. The bungalow is offered with no onward chain and vacant possession, so you can move in and make it your own straight away, without any delays or complications. Tucked away in a peaceful residential area, you're just a stone's throw from Ewell Court and the beautiful acres of the Hogsmill Nature Reserve (perfect for weekend walks or exploring with the family), as well as the excellent local amenities, schools and transport links. Whether you're downsizing, upsizing or simply looking for a home with real character and potential, The Old Laundry is one not to be missed. Book your viewing today and discover all the possibilities this lovely bungalow has to offer.



Council Tax band: D

Tenure: Freehold

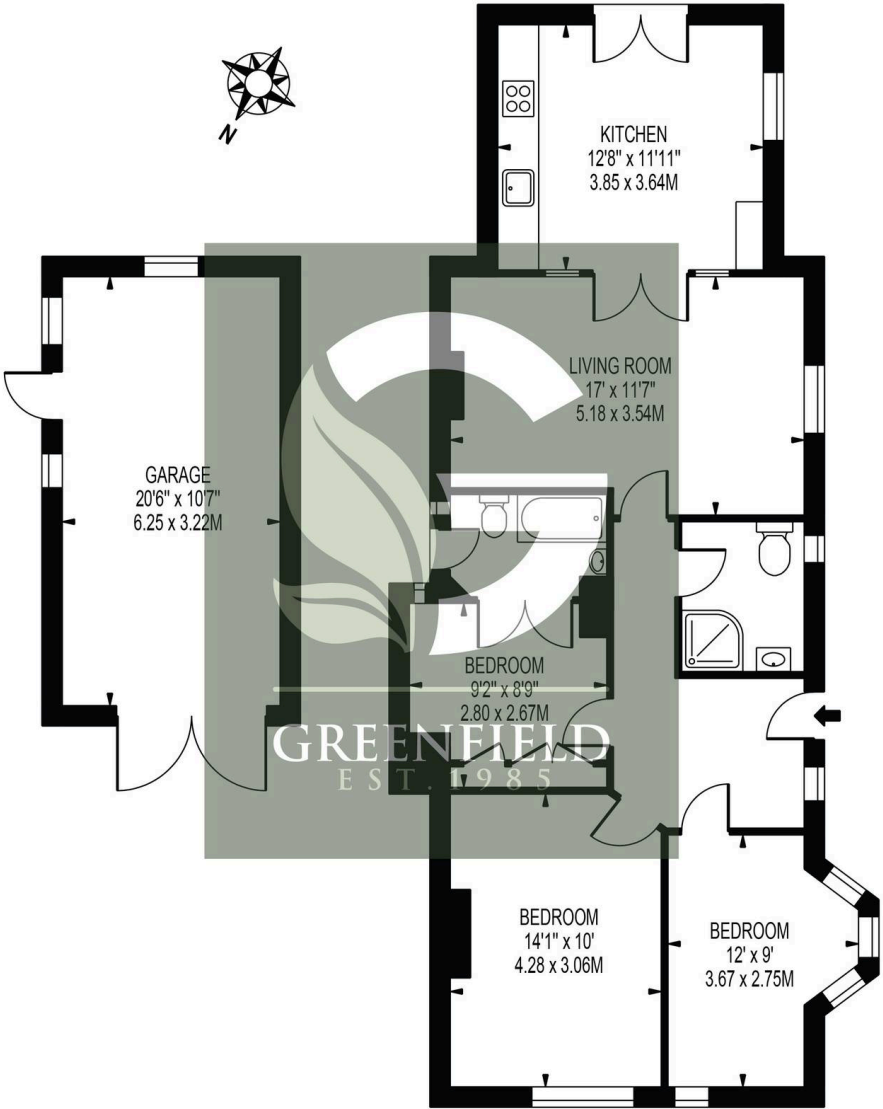




LAKEHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 845 SQ FT - 78.50 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 217 SQ FT - 20.13 SQ M



GROUND FLOOR

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 OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, 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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