

The PERSONAL Agent

The Parade, Epsom

£775,000

26 The Parade

Epsom

- 0.2 of a mile to High Street
- Two generous reception rooms
- Four well proportioned bedrooms
- No onward chain
- Ensuite bathroom & family bathroom
- Off street parking
- Rear and front garden
- 0.3 of a mile to Railway Station
- Tandem garage
- Attractive double fronted semi detached home

A fantastic opportunity to acquire this attractive double-fronted semi-detached home, tucked away in a little-known part of central Epsom. Ideally positioned within easy walking distance of local shops, Epsom town centre and the railway station, all just a few minutes away.

Offered to the market with no onward chain, this charming home perfectly balances the convenience of town-centre living with the peaceful village feel for which this conservation area is renowned.

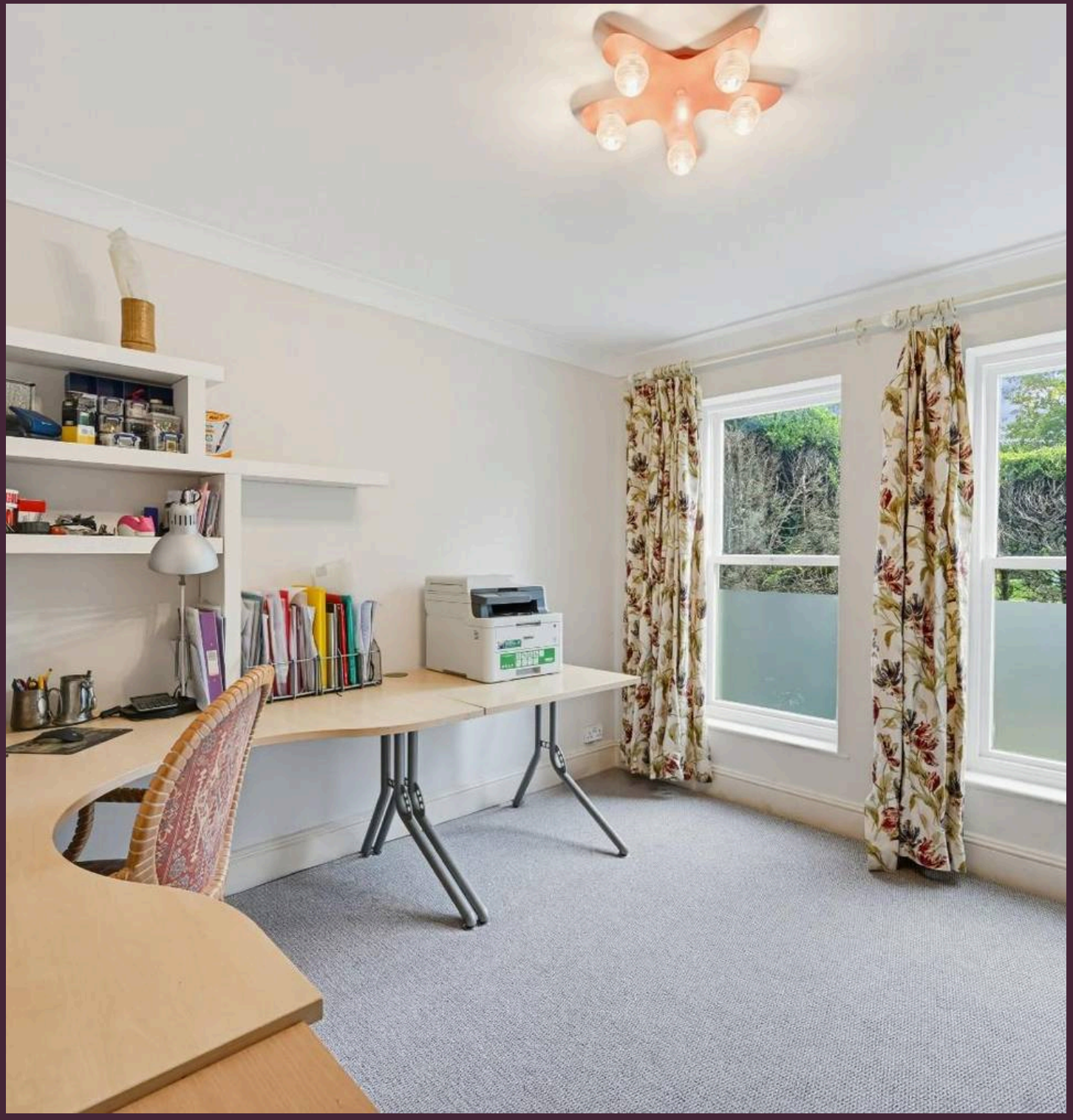
The property enjoys a secluded garden, generous garage and parking, with excellent scope to customise and create a home to your own taste. A rare opportunity to secure a hidden gem in such a sought-after location, early viewing is strongly recommended to avoid disappointment.











Description

From the moment you step through the front door, the wonderful feel of this home is immediately apparent. The bright and spacious triple-aspect 24ft living room is flooded with natural light, with double doors opening into the conservatory. A well-proportioned second reception room offers excellent flexibility and could be used as a home office, family room or dining room. The modern kitchen enjoys a pleasant outlook and direct access to the garden, while ample storage completes the ground floor. Upstairs, there are four well-proportioned bedrooms, two of which enjoy a pleasant outlook over the green to the front. The principal bedroom benefits from an ensuite bathroom, with a further family bathroom completing the first floor.



Outside, there is plenty to impress, with off-street parking and a secluded front garden providing a welcoming approach. A particularly noteworthy feature is the tandem double-length garage, a genuine rarity for a town-centre home and offering excellent storage, parking or workshop potential. To the rear, the beautifully private garden is a wonderful extension of the living space. Enjoying an excellent degree of seclusion and a sunny aspect, it is a real sun trap and an ideal spot for relaxing, entertaining or enjoying the outdoors. The Parade is a highly sought-after cul-de-sac, with the property positioned at the end of a pedestrianised lane lined with an appealing mix of character homes. Set within a conservation area just south of Epsom High Street, the location offers the perfect blend of convenience and charm. Epsom Station, the High Street and the popular Rosebery Park are all within a short walk, making this an exceptionally convenient setting for town-centre living while retaining a peaceful and tucked-away feel.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









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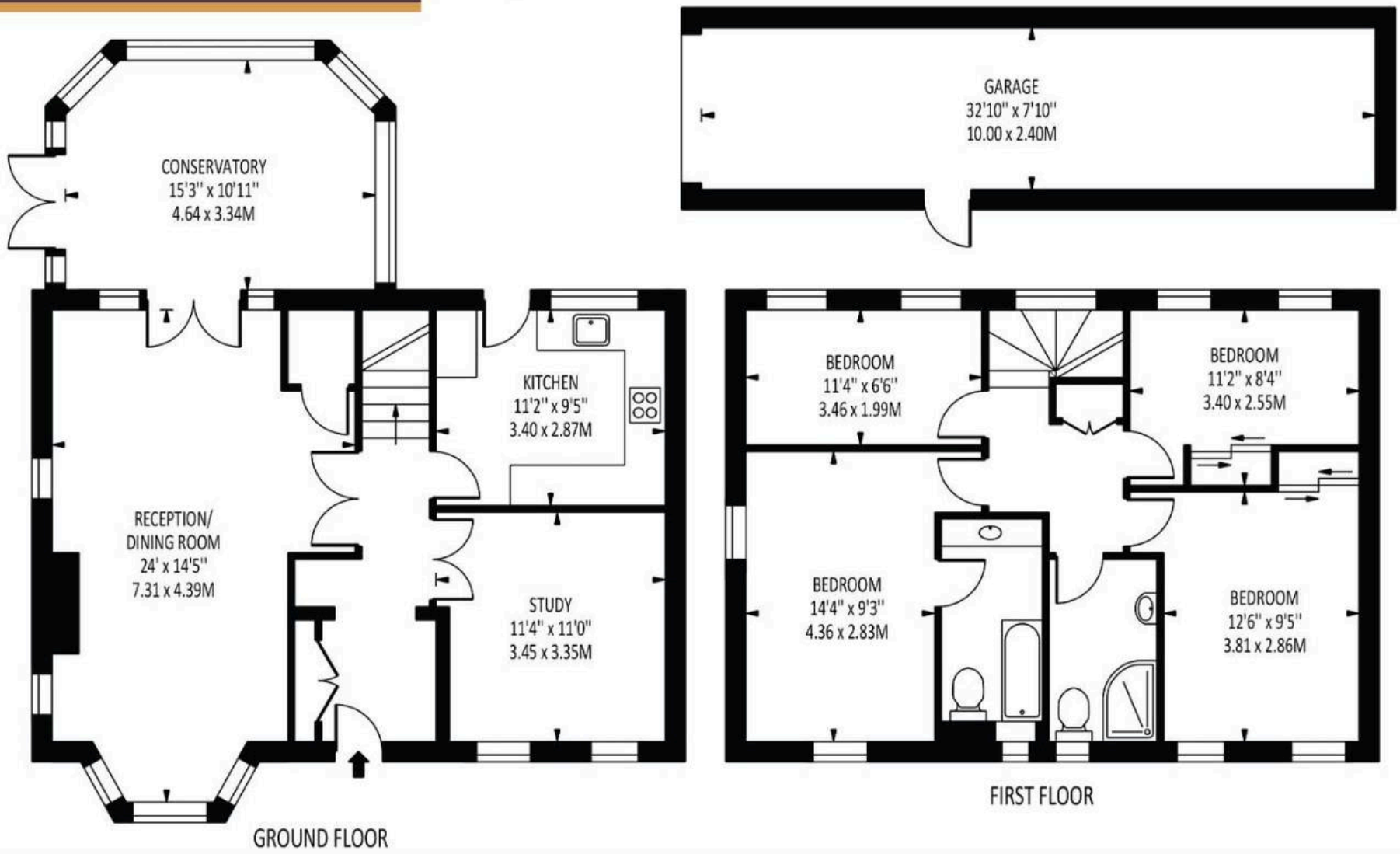
Total Area: 1706 SQ FT • 158.49 SQ M
(Including Garage)
Garage Area : 258 SQ FT • 24.00 SQ M



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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