

The PERSONAL Agent

8 Langlands Rise, Epsom

£600,000

8 Langlands Rise

Epsom

- No onward chain
- In a quiet cul de sac
- 0.2 miles from town centre
- Three bedroom semi detached home
- 24 ft x 18 ft L shaped reception
- Kitchen with space for breakfast table
- Scope to improve and extend (STPP)
- Two bathrooms
- South facing garden
- Detached garage and off street parking

Cherished by the current owners for over 40 years, this spacious semi-detached home occupies the largest plot within a small, rarely available cul de sac on the periphery of Epsom town centre, just 0.2 miles from the railway station.

Offered with no onward chain, the property provides almost 1,400 sq ft of accommodation, a secluded south-facing garden, detached garage and off-street parking, with substantial side land offering excellent scope to extend, subject to planning.

Whilst some decorative updating is required, this is an exciting opportunity to create a home tailored entirely to individual tastes. It should be viewed not only for what it is today, but for what it could become.











Description

Step inside and the scale quickly becomes apparent. At the heart of the home is a generous 24ft x 18ft L-shaped reception and dining room, offering space for family life and entertaining. The kitchen enjoys a pleasant outlook over the garden and has room for a breakfast table, while a separate study/playroom adds flexibility. A downstairs bathroom completes the ground floor, with three well-proportioned bedrooms upstairs, including a principal bedroom with ensuite. Outside, the secluded south-facing garden provides a peaceful setting and to the front, there is off-street parking for two cars, with scope for more, plus a detached garage



Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors. On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy. Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.
Council Tax band: E

Tenure: Freehold





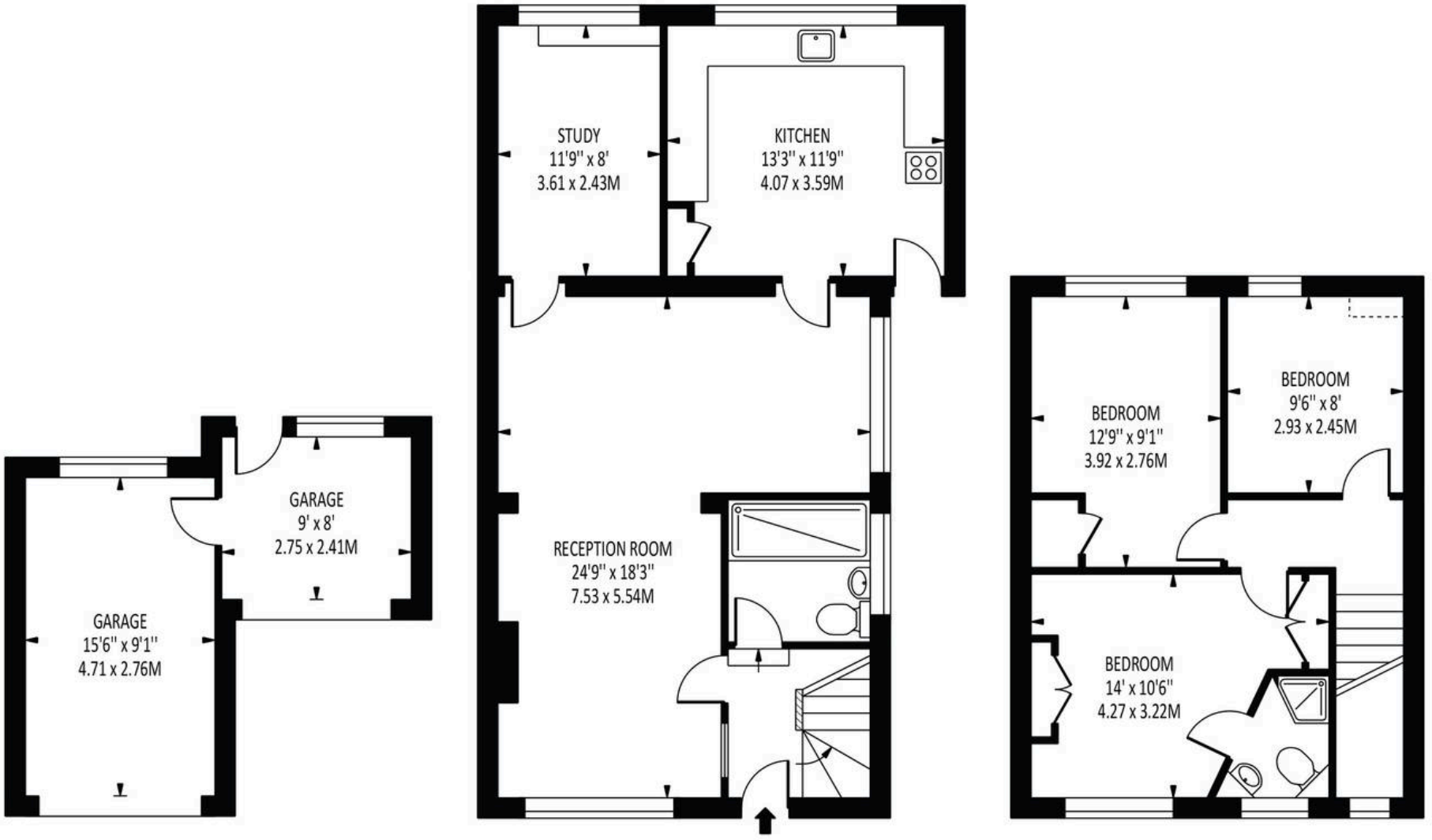




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Total Area: 1373 SQ FT • 127.53 SQ M
(Including Garages)
Garages Area : 216 SQ FT • 20.06 SQ M



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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