

The PERSONAL Agent

Courtlands Drive, Epsom

In Excess of £600,000

Courtlands Drive

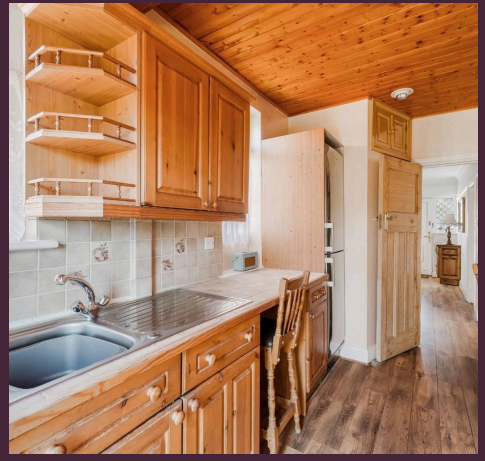
Epsom

- No Onward Chain
- Potential to Extend Subject To Planning Permissions
- Garden Room to Rear of Garage
- Downstairs WC
- Galley Kitchen
- Two Reception Rooms
- Three Bedroom Semi Detached House
- Off Street Parking
- Family Bathroom

The family bathroom serves the bedrooms and completes the principal accommodation. The garden room to the rear of the garage adds further versatility, offering potential for use as a hobby room, study or additional space for relaxation. Its separate position provides an alternative to the main reception rooms, allowing buyers to consider how best to use it alongside the rest of the property. The house also offers potential to extend, subject to the necessary planning permissions. This may appeal to those looking for a property that can be adapted over time, whether to create additional living accommodation or to reconfigure the existing layout. The combination of three bedrooms and two reception rooms makes the property suitable for a range of buyers, including those looking for a first home, a family home or a property with flexibility for working from home. With no onward chain, the sale offers the advantage of a straightforward onward position for prospective purchasers.











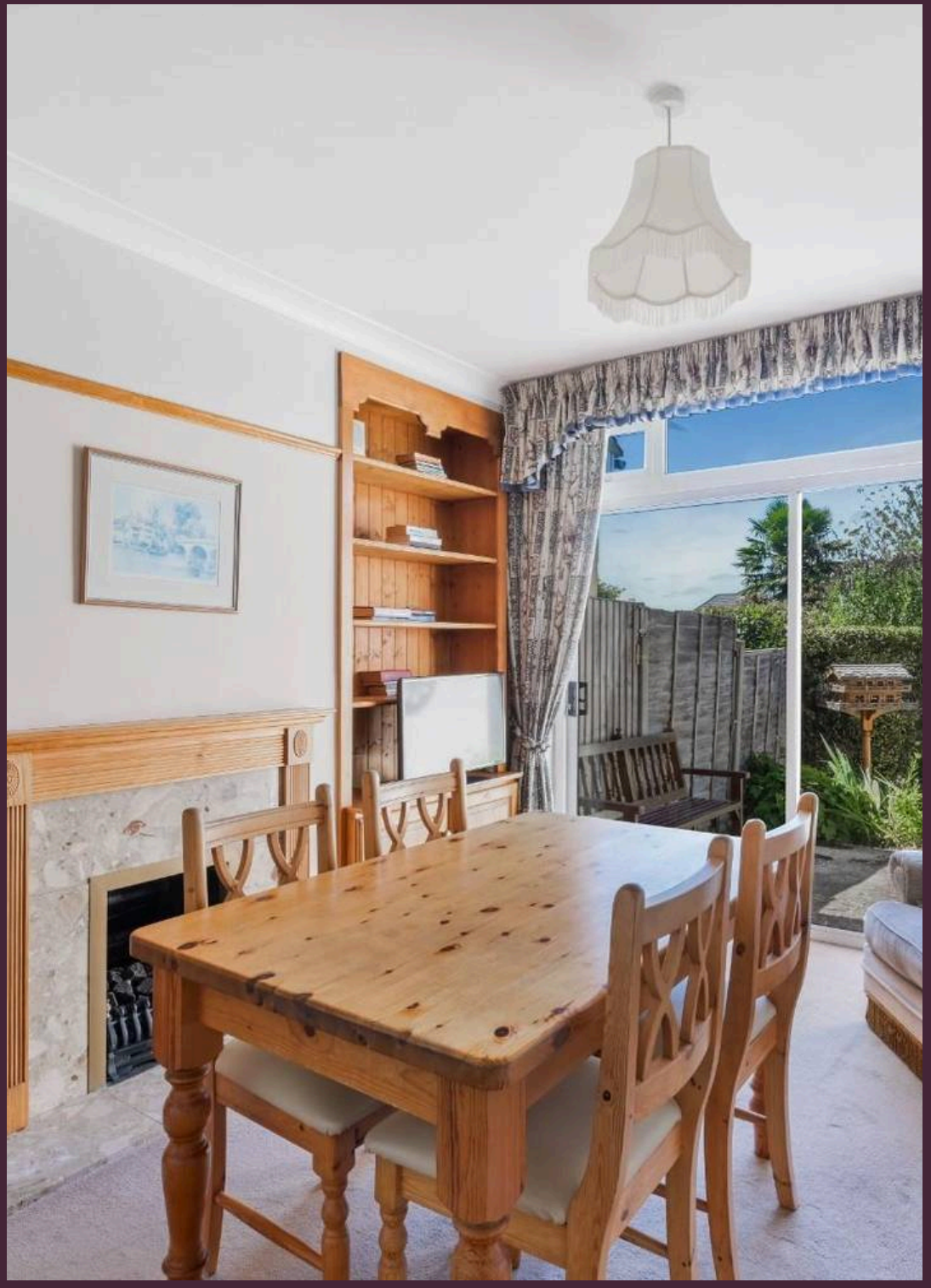
Description

The accommodation provides a foundation for buyers to consider their own preferences and plans, while the additional garden room and potential to extend offer opportunities to tailor the property to changing requirements.

Taken together, the layout, practical facilities and scope for future adaptation make this semi detached house a property worthy of consideration. Buyers are encouraged to view the accommodation and explore how its spaces could work for them.

Offered to the market with no onward chain, this three bedroom semi detached house presents an appealing opportunity for buyers seeking a home with versatile accommodation and potential to make their own.

The property benefits from two reception rooms, a galley kitchen, a downstairs WC, three bedrooms and a family bathroom. There is also a garden room to the rear of the garage, providing an additional space that could be adapted to suit a variety of needs. The two reception rooms offer flexibility for everyday living and entertaining, with scope to arrange the accommodation around individual requirements. One room could be used as a comfortable sitting room, while the other could serve as a dining room, a separate family room or a home office. The galley kitchen provides a dedicated space for preparing meals and is conveniently positioned to complement the reception accommodation. A downstairs WC adds practicality to the ground floor layout, particularly for families and visiting guest.



The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local.

There are also a wide variety of cafés, restaurants and pubs available locally and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

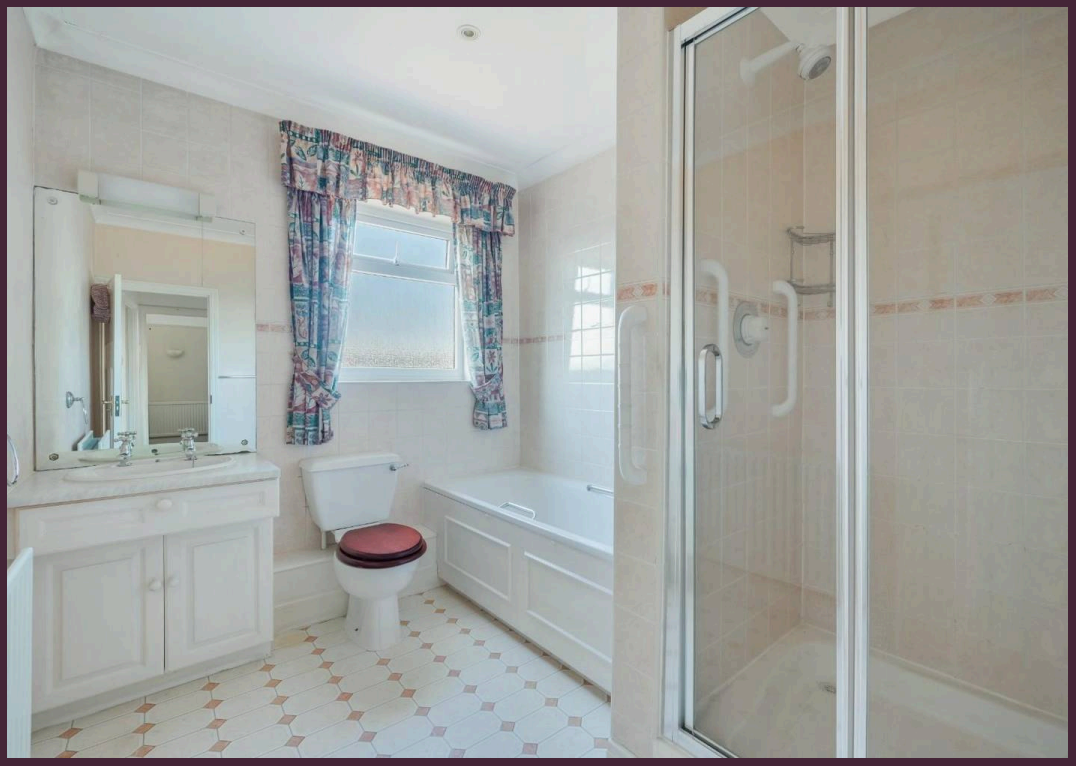
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









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Total Area: 1279 SQ FT • 118.86 SQ M
(Including Garage & Sunroom)
Garage Area : 153 SQ FT • 14.19 SQ M
Sunroom Area : 81 SQ FT • 7.56 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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