



Church Side, Epsom. KT18 7SY
£514,500

Idyllic Location

Stamford Green Conservation Area

3 Bedrooms

2 Receptions

Beautiful Presentation Throughout

No Chain

Gorgeous Courtyard Garden

Sought After Location



****3 Bed Family Home** Highly Sought After Location **Immaculate Presentation Throughout****

Nestled in a quiet and leafy corner of The Stamford Green Conservation Area in Epsom Town, Church Side offers its residents a green and quiet location set away from the hustle and bustle of town life but with the added benefit of being able to rejoin the fray as and when needed. An idyllic and much loved location by locals in the know, this stunning family home comes to market chain free and ready for you to move in, unpack and make it your very own.

Downstairs offers a good sized lounge to the front, dining/second reception room to the rear and a larger than average kitchen to the rear, both of which give access to the beautiful courtyard garden with a further stretch of private garden beyond benefiting from beautiful plantings and a shed. Upstairs there are two large double bedrooms and a good sized single. Out front there is ample on street parking for yourself, friends and family as well as Epsom Common offering open countryside walks available all around you. Epsom trains are under a mile away, as is the town centre and the local pub and restaurant scene is great for those that love to socialise. Overlooking and with direct access to Epsom Common, this is a fabulous property in a beautiful and ultra convenient location, don't delay, book your viewing today.

Lounge

11' 10" x 12' 2" (3.6m x 3.7m)

Neutrally decorated and beautifully presented, this fabulous lounge benefits from oak wooden floors, wood burner and countryside views from the large character bay window.



Dining Room

11' 10" x 12' 2" (3.6m x 3.7m)

Offering access to the courtyard garden, this good sized dining room is neutrally decorated and in pristine condition throughout and also benefits from an oak wooden floor. Adjoining the kitchen, this is a perfect space for entertaining friends and family, inside or out.



Kitchen

9' 10" x 7' 7" (3m x 2.3m)

Larger than average for a property of this style, this lovely kitchen offers plenty of storage and work surface as well as direct access to the courtyard garden via side door.



Utility Area

3' 3" x 7' 7" (1m x 2.3m)

A handy little area between the kitchen and bathroom, this small but perfectly formed utility area is ideally located and offers exactly the right amount of room required.



Master Bedroom

11' 10" x 11' 10" (3.6m x 3.6m)

Overlooking the rear of the property the master bedroom, like the rest of this stunning family home, is neutrally presented, bright and benefits from wooden floorboards and a character fire place.



Bedroom 2

9' 10" x 11' 10" (3m x 3.6m)

Another good sized double, bedroom two overlooks the quiet and picturesque front of the property and is again presented neutrally and in beautiful condition throughout.



Bedroom 3

9' 10" x 7' 7" (3m x 2.3m)

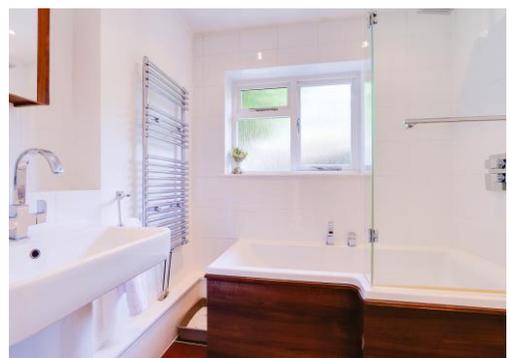
Bedroom 3 is a large single that is accessed via the master bedroom and thus would make for a good nursery, office, dressing room or bedroom for a younger child. Large enough to accommodate a full sized single bed and required furniture.



Family Bathroom

5' 11" x 7' 7" (1.8m x 2.3m)

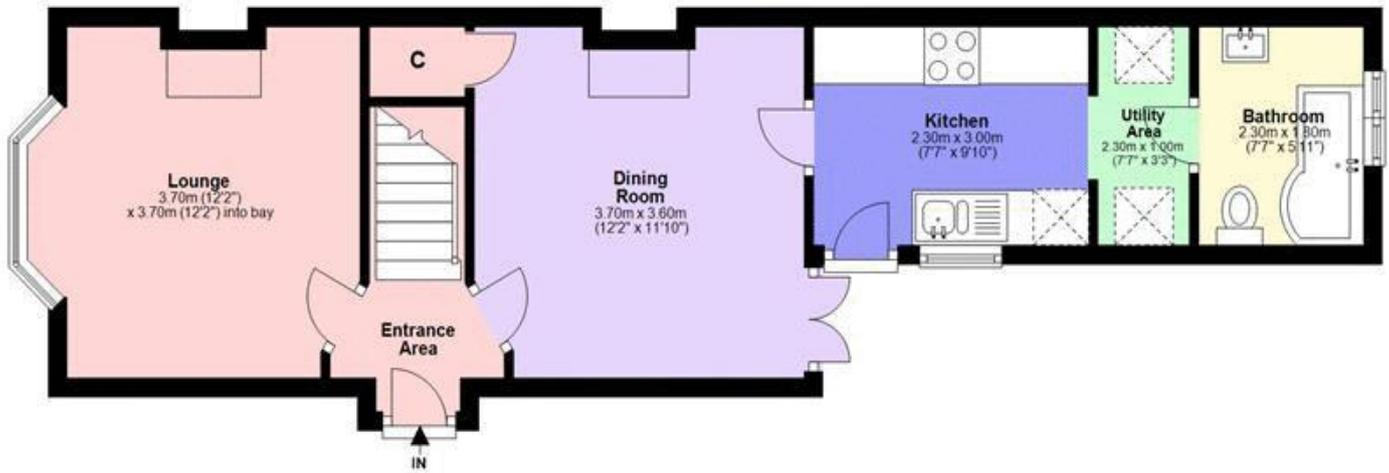
Modern and immaculate, the family bathroom is located on the ground floor to the rear of this beautiful cottage.





Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 78.8 sq. metres (847.8 sq. feet)

Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)

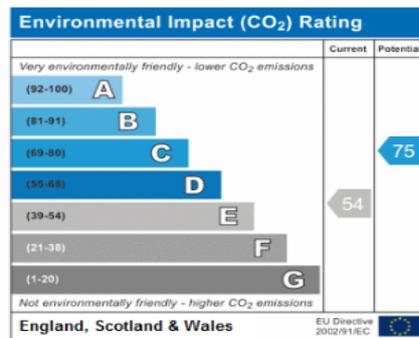
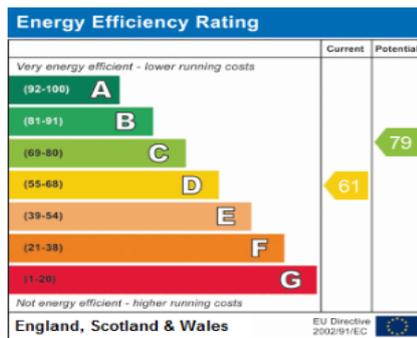


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Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to greetings@sachascott.com.

Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.