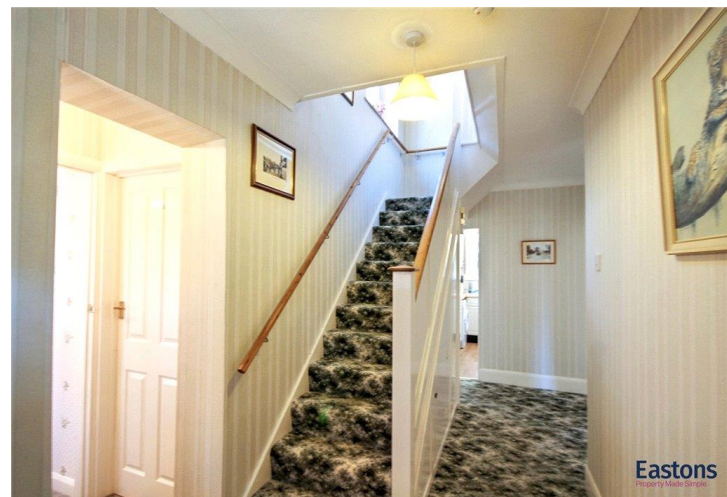
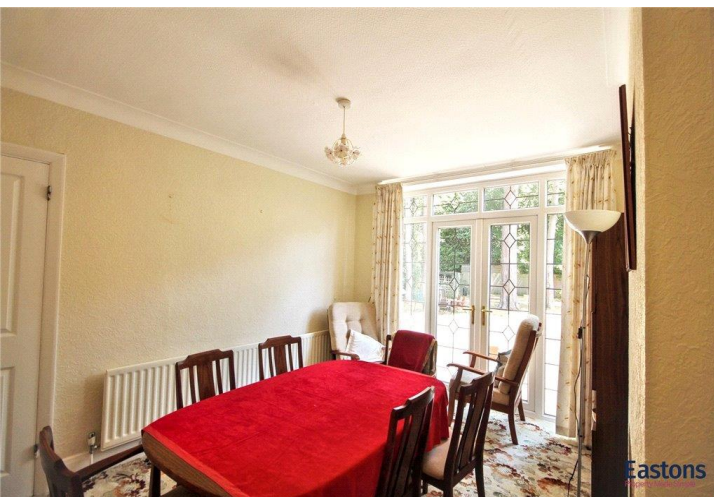




£630,000

Freehold

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Property Made Simple



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

Address 33 The Spinney, Epsom, Surrey, KT18 5QX

Description

- Three Bedrooms
- Semi Detached House
- No On Going Chain
- Sought After Location
- Off Street Parking
- Rear Garden
- Council Tax Band F
- EPC Rating D

Occupying a wonderful position on the highly sought-after The Spinney, this delightful three-bedroom family home presents a rare opportunity to acquire a property in one of Epsom Downs' most desirable locations. Combining generous living accommodation with a beautiful setting and exceptional scope to extend (subject to the necessary planning permissions), this is a home that offers both immediate comfort and exciting future potential. The property welcomes you with a bright and inviting atmosphere throughout. At its heart are two spacious reception rooms, providing flexible living and entertaining space for modern family life. One of the reception rooms enjoys patio doors opening directly onto the impressive rear garden, seamlessly connecting the indoors with the outdoors and filling the room with natural light.

The kitchen is complemented by a substantial utility room, offering excellent practicality and additional storage, making day-to-day living effortless. Also a downstairs cloak-room.

Upstairs, there are three generously proportioned bedrooms, each offering comfortable accommodation and plenty of natural light, making the home perfectly suited to families, professionals or those looking to downsize without compromising on space.

Outside, the large rear garden is a true highlight. Beautifully private and offering ample space for children to play, summer entertaining or simply relaxing in peaceful surroundings, it also provides outstanding potential for further extension, subject to the relevant planning consents. To the front, the property benefits from private off-street parking and an attractive frontage.

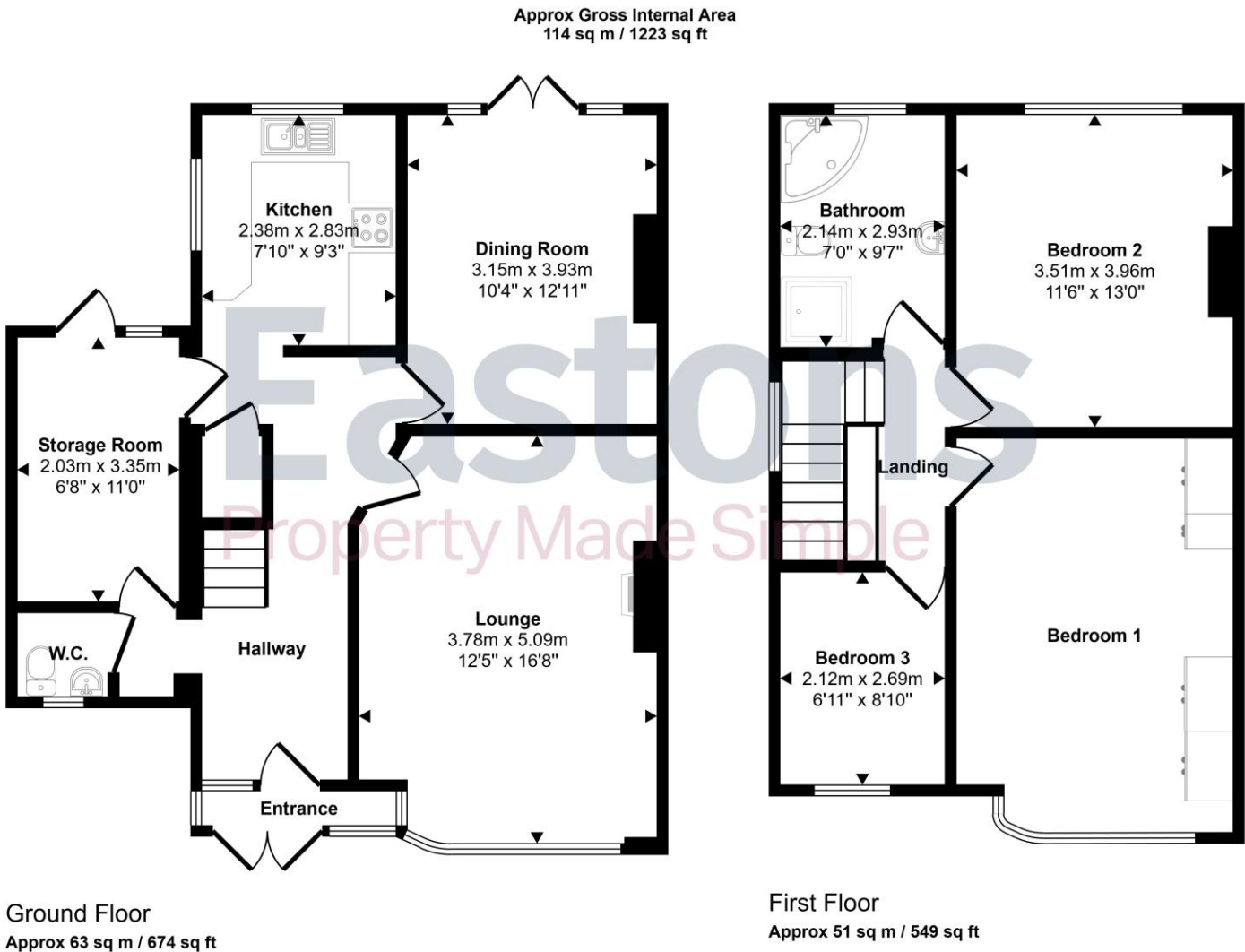
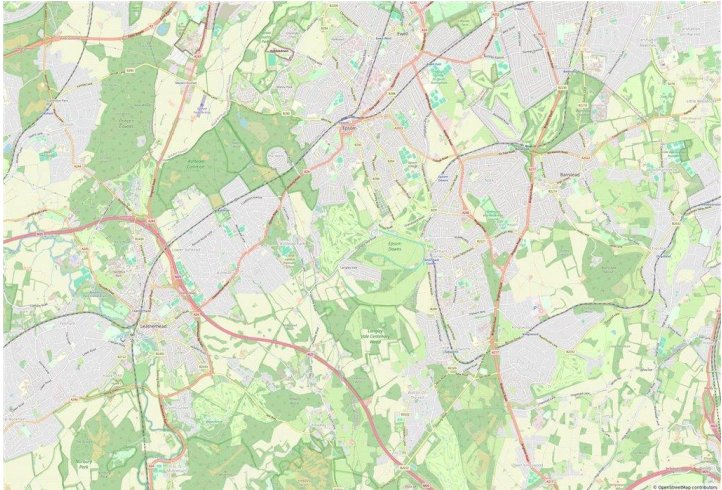
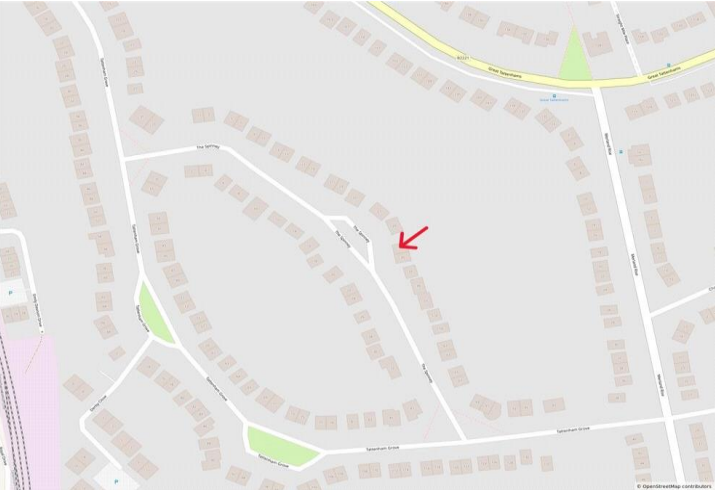
Set within the picturesque surroundings of Epsom Downs, The Spinney is renowned for its peaceful, leafy environment and excellent sense of community. With outstanding local schools, nearby shops, excellent transport links and the stunning open spaces of Epsom Downs quite literally on the doorstep, this is a location that perfectly balances countryside tranquillity with everyday convenience. Offering spacious accommodation, a superb plot, private parking and exciting possibilities to create a forever home, 33 The Spinney is an exceptional opportunity in one of Surrey's most sought-after addresses.

Location

Located within yards of Epsom racecourse, the home of the world famous Epsom Derby. The area offers both the open spaces of Epsom Downs as well as train links into London Bridge and London Victoria (at Tattenham Corner) and London Victoria (Epsom Downs) and transport links into Epsom, Sutton and Banstead as well as the M25.The area benefits from the fresh air of the Downs and is very popular with dog-walkers and hikers alike. There is a range of services and amenities at Tattenham Corner such as a Doctors surgery, petrol station, a post-office, restaurants, pubs and a library. There is a good selection of popular local schools, with Epsom College being a few minutes’ drive away. Epsom Town centre with its comprehensive shopping services is located within a 4-mile radius.

Viewing Information

View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please note due to changes in current money laundering regulations we will not be able to formally accept an offer and proceed with the sale until we have sighted (and made copies of) 2 pieces of satisfactory identification.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) We must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Nobody in this firm’s employment has the authority to make or give any representation or warranty in respect of the property The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location. Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety