



Kendor Avenue

Epsom, KT19 8RJ

Guide price £500,000


The local agent
thelocalagent.co.uk



41 Kendor Avenue, Epsom, Surrey, KT19 8RJ

Guide price £500,000

A well presented detached bungalow on a corner plot with scope for extension stc, located on the popular chase estate close to local amenities and Epsom town centre. Accommodation comprises of two bedrooms, an extended lounge/diner and a re-fitted kitchen and bathroom. Outside there is a level Westerly facing rear garden and a front garden with scope to be a large driveway stpp.

Other benefits include double glazing, gas central heating, scope for off street parking and extension to the front and or loft all subject to consent. NO CHAIN!

Property Features

Detached Bungalow

No Chain

Extension Potential STC

Two Bedrooms

Refitted Kitchen & Bathroom

Westerly Facing Garden

DG & GCH

Corner Plot

Council Tax Band: D

Tenure: Freehold

EPC Rating:

Total approximate floor area: 645.00 sq ft

Location

Kendor Avenue is a highly sought after road within the prestigious Chase Estate. Local shops are yards away with the train station located only 0.7 miles walk away. Offering a peaceful, tranquil, leafy environment within close proximity of Epsom's bustling High Street and mainline rail links the property is sure to appeal to a wide range of buyers. Epsom is a hugely popular commuter town that offers something for everyone with excellent schools, superb recreational facilities, easy access to the countryside and of course the world famous Epsom Downs.



Kendor Avenue, Epsom

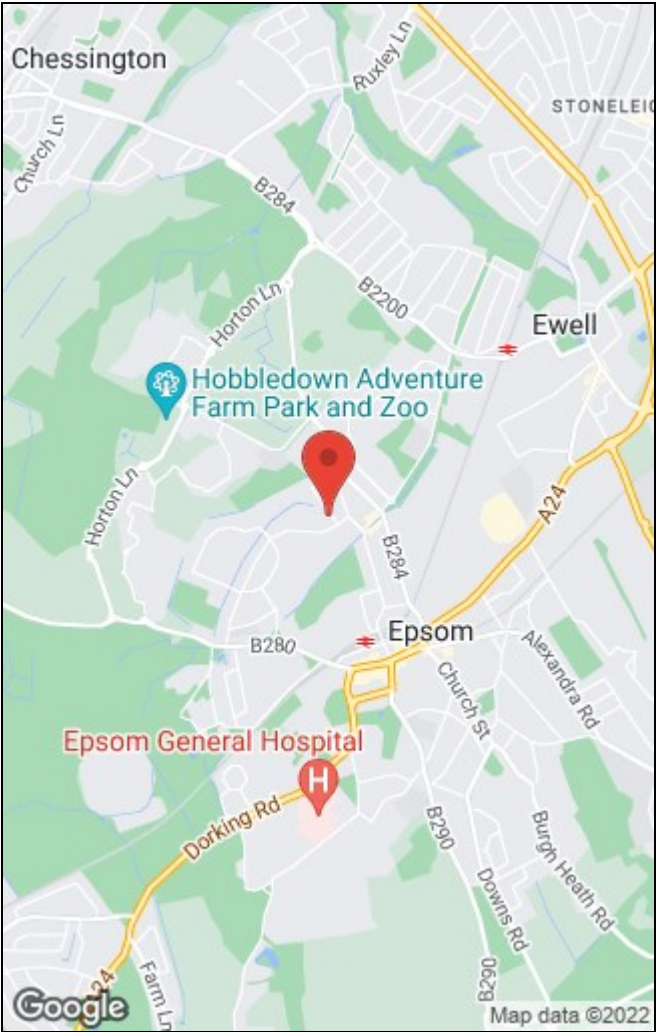


Total Area: 59.9 m² ... 645 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252
If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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