



Beech Grove
Epsom - Offers In Excess Of £850,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Beech Grove **Epsom**

Offers In Excess Of £850,000

- An attractive Tudor style 2/3 Bedroom detached house
- A second reception room/ study / third bedroom
- Spacious open plan Living with a Large inglenook fireplace and rear extended Dining area.
- Landscaped front garden and driveway for several cars
- Separate Garage
- Two large double bedrooms with Bay windows and ample storage
- Beautiful landscaped Gardens Summerhouse & Greenhouse
- Located in a quiet crescent in the highly sought-after area .

Johnson's are pleased to offer to the market this attractive 2/3 bedroom detached Tudor Style home with spacious open plan living and dining including a large inglenook fireplace and dark wood beamed ceilings.

The property has huge potential to extend STPP ('subject to planning permission'). Early booking 'By appointment only' to view this property is highly recommended, to appreciate the opportunity and space this property offers.



How energy efficient is the property?

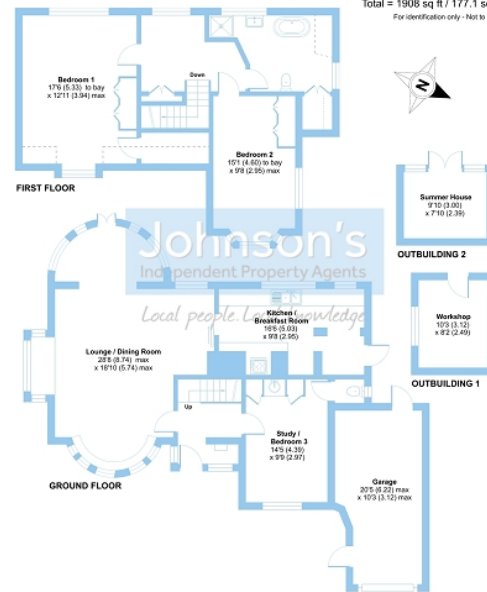
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		79
55-68	D		
39-54	E	47	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

the layout

Beech Grove, Epsom, KT18

Approximate Area = 1507 sq ft / 140 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Garage = 193 sq ft / 17.9 sq m
 Outbuilding = 161 sq ft / 14.9 sq m
 Total = 1908 sq ft / 177.1 sq m

For identification only - Not to scale





the local area



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