

Green Lanes, Epsom - KT19 9UL

Epsom

Guide Price £690,000

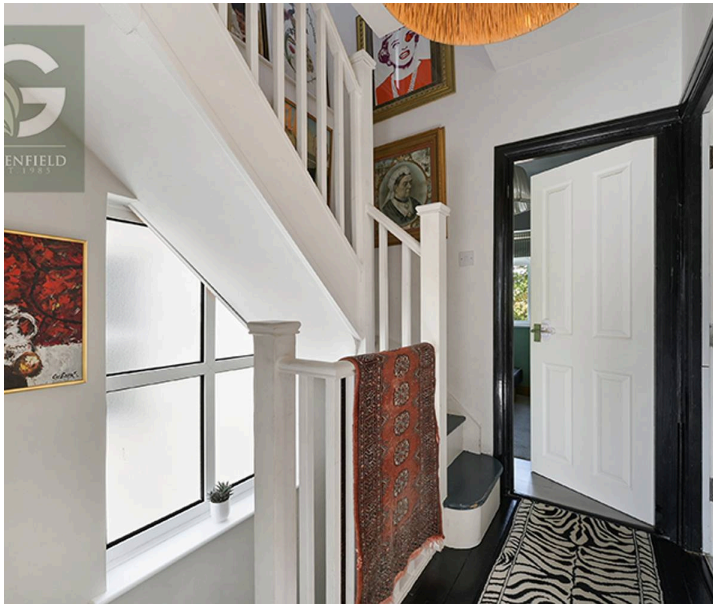
Green Lanes

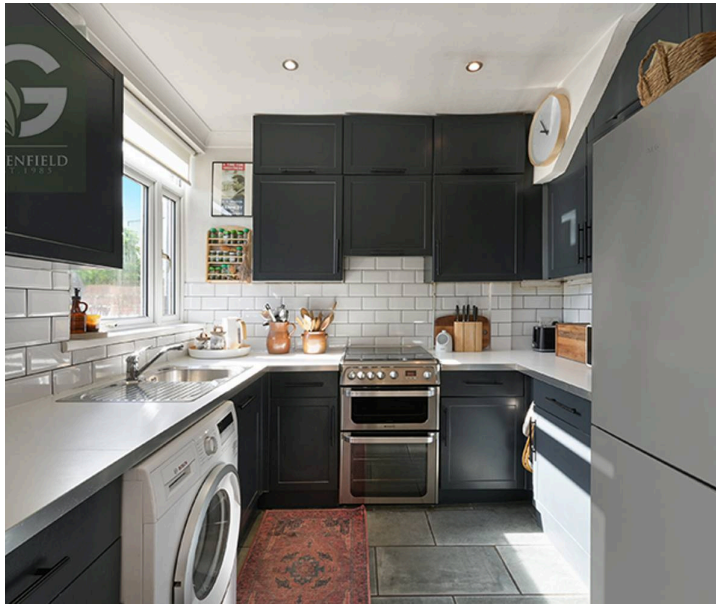
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- Well extended 4 bed end terrace situated on the ever popular Green Lanes
- Open plan kitchen to dining room
- 3 bedrooms and bathroom to first floor
- Converted loft with master bedroom + en-suite
- Southerly aspect rear garden
- Off road parking to front and large garage/workshop to rear
- Overlooking pleasant green & stream and close to Hogsmill Nature reserve

FOUR BED END TERRACE ON GREEN LANES - Welcome to this well extended four bedroom end of terrace home, perfectly positioned on the ever popular Green Lanes and offering comfortable, flexible living for families or anyone looking for extra space. Step inside and you'll find a bright and welcoming hallway leading to a frontward lounge & rearward spacious open plan kitchen and dining room, ideal for entertaining or simply enjoying family meals together. The kitchen is modern, with plenty of storage and worktop space, flowing directly into the dining area so you can cook and chat with ease. Upstairs on the first floor, there are three generous bedrooms and a well-appointed family bathroom, giving everyone their own space to unwind. The real treat is the converted loft, which has been transformed into a stunning master bedroom complete with its own en-suite. The house benefits from a lovely southerly aspect at the rear, filling the rooms with natural light throughout the day.

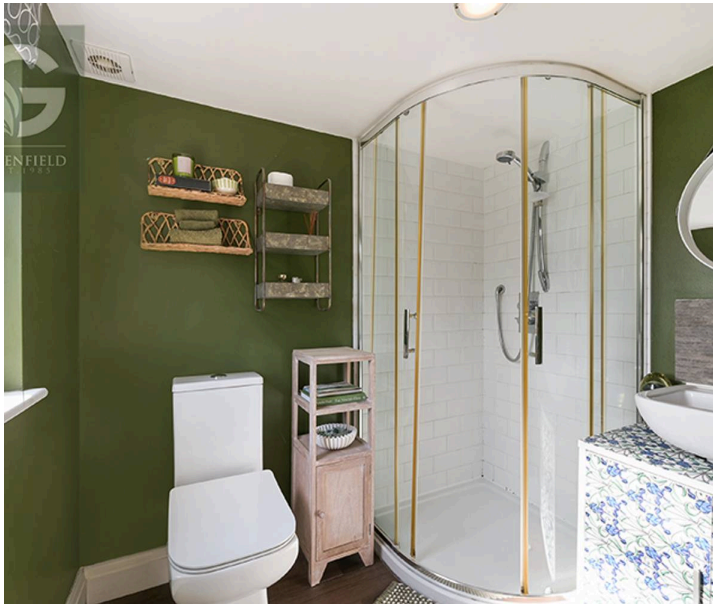










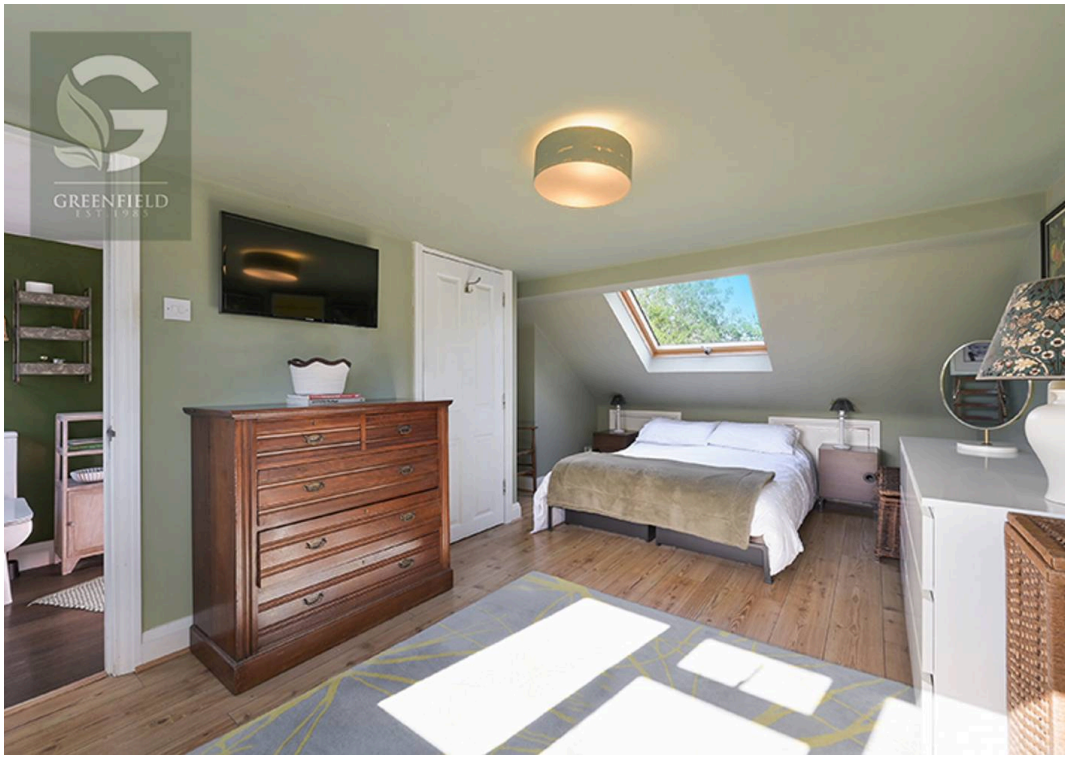


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Practicality is covered too, with off road parking at the front for convenience and a large garage or workshop at the rear, offering loads of potential for hobbies, storage or even a home gym. The location is a real highlight, as the house overlooks a pleasant green and stream, creating a peaceful outlook and a sense of space, plus it's just a short stroll to the Hogsmill Nature Reserve (great for walks, runs or simply escaping into nature). With local shops, schools and transport links all within easy reach, this home truly ticks all the boxes for modern family living. Whether you're upsizing, looking for a friendly neighbourhood or just want a home with a bit of character and plenty of room to grow, this property is definitely worth a look. Don't miss the chance to make it yours, book your viewing today and see for yourself why homes on Green Lanes are always in such high demand.
Council Tax band: D

Tenure: Freehold



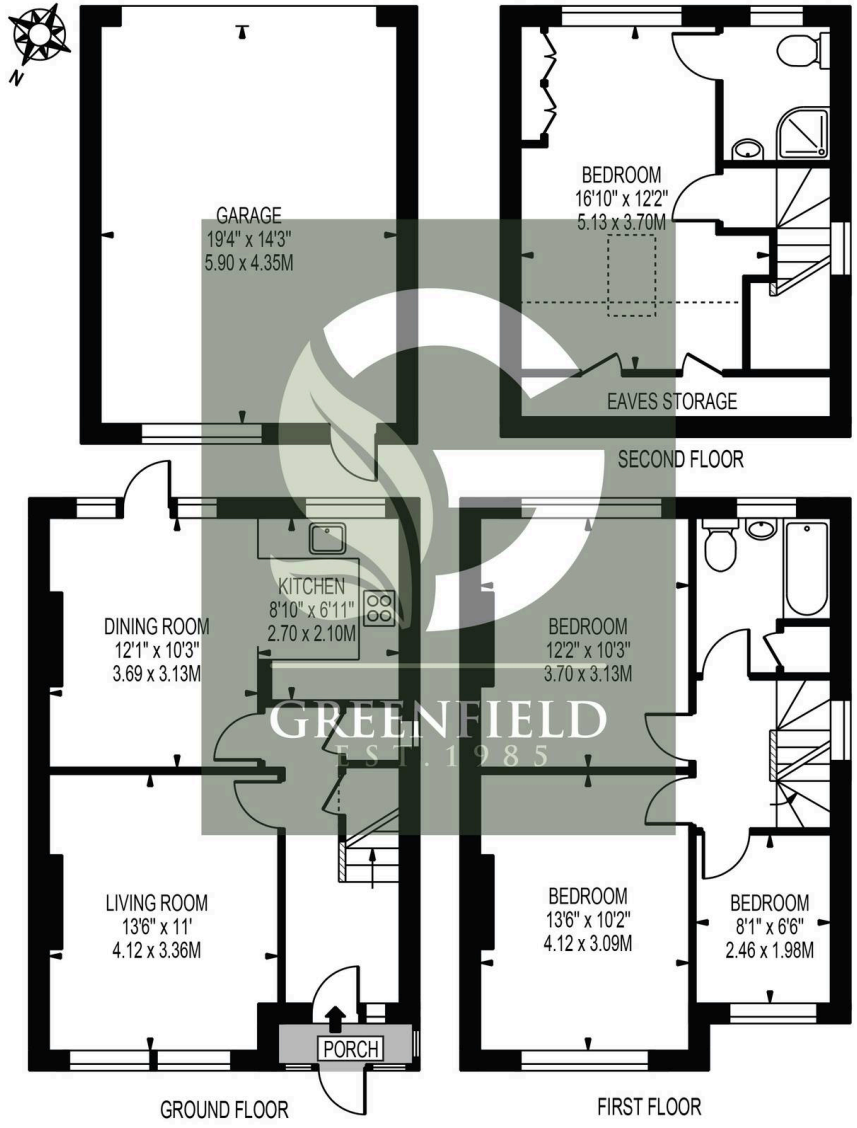






GREEN LANES

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1140 SQ FT - 105.90 SQ M**
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **71 SQ FT - 6.62 SQ M**
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **276 SQ FT - 25.67 SQ M**



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 OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, 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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