



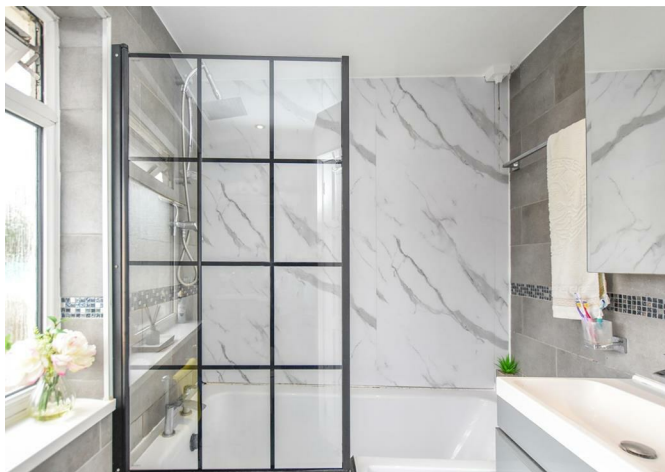
Coxdean

Epsom, KT18 5TH

**Asking price £472,500**

  
**The local agent**  
[thelocalagent.co.uk](https://thelocalagent.co.uk)





31 Coxdean, Epsom, KT18 5TH

**Asking price £472,500**

This spacious extended family house offers over 1000 sf ft of accommodation and is offered in good condition throughout.

Accommodation consists of four bedrooms, a large fitted kitchen/breakfast room, separate lounge, modern family bathroom and downstairs WC.

Outside there is a good size garden with brick built storage/workshop to the rear and off street parking to the front of the property for 2 cars.

Other benefits include double glazing, gas central and loft space. The additional fourth bedroom is downstairs opposite the WC and is ideal for a guest room, office or playroom.

Get in touch to arrange viewing of this lovely family home on the edge of Epsom Downs.



## Property Features

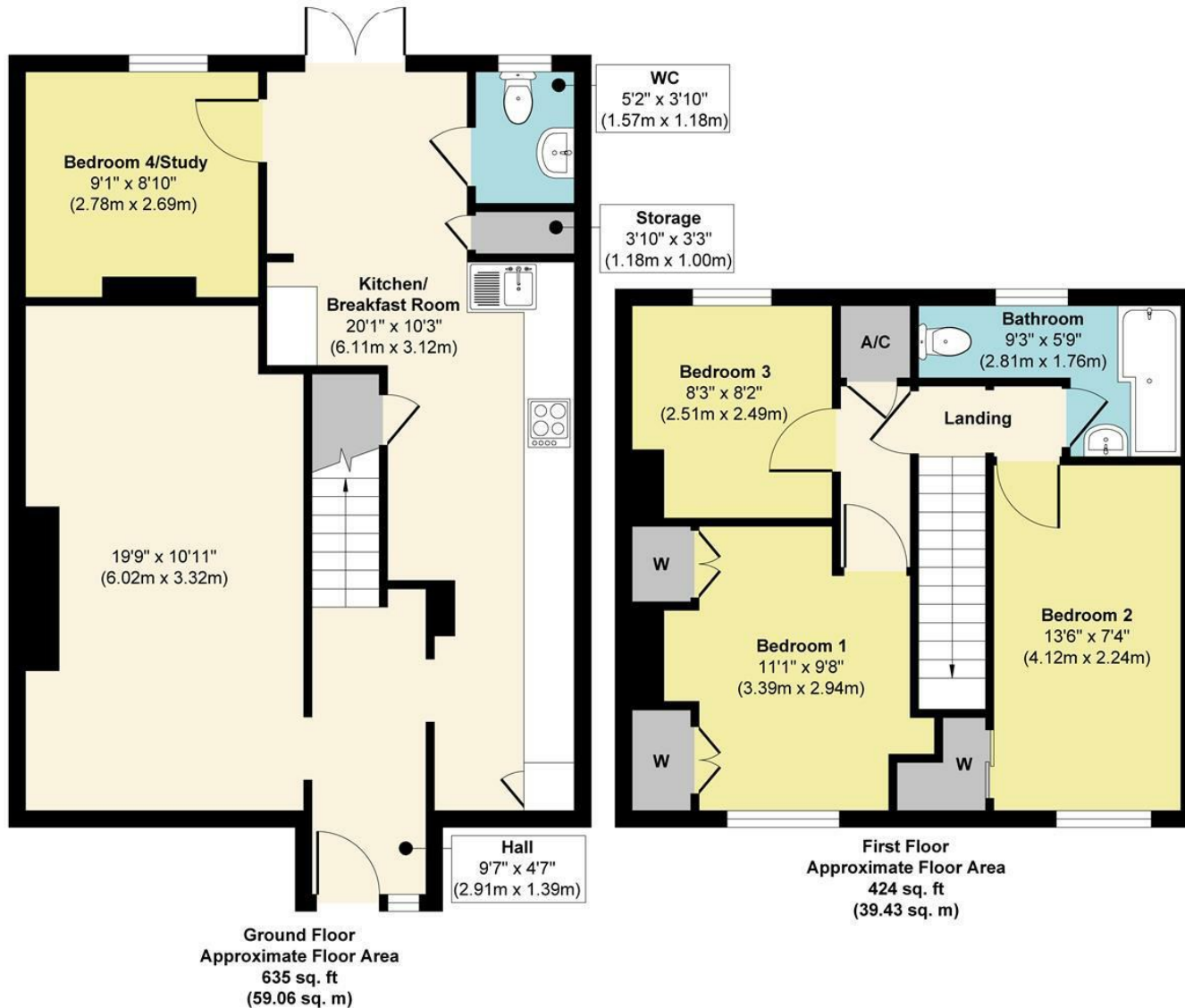
1059sq ft Of Accommodation  
Four Bedrooms  
Spacious Lounge  
Fitted Kitchen/Breakfast Room  
Luxury Family Bathroom  
Downstairs WC  
Garden With Brick Built Storage Shed  
Off Street Parking For 2 Cars

Council Tax Band: D  
Tenure: Freehold  
EPC Rating:D  
Total approximate floor area: 1059.00 sq ft

## Location

The property is on the edge of the open spaces of Epsom Downs and Tattenham Corner with all local amenities nearby including the shopping parade at Tattenham Corner with a train station in zone 6, bus routes, restaurants, a library, doctors and dentist. There is the new gym located just up the road and are also two schools nearby, Shawley Way and Epsom Downs.





**Approx. Gross Internal Floor Area 1059 sq. ft / 98.49 sq. m**

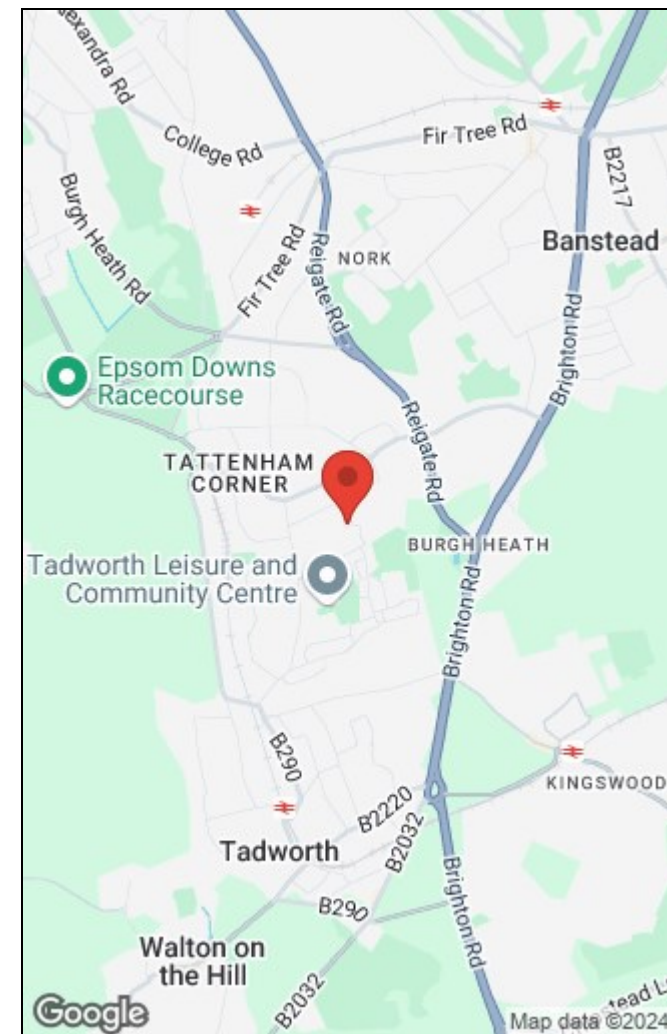
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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