



1A Longdown Road  
Epsom, KT17 3PT  
**£750,000**

The local agent  
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Pantyles, 1A Longdown Road, Epsom, Surrey, KT17 3PT

**£750,000**

What the owner has to say.....

When we moved to Pantyles three years ago, our primary objective was to find a house in an upmarket location of Epsom with easy access to the town and railway station.

During the past few years, we have totally refurbished the bungalow creating a bright, contemporary home with flexible living accommodation.

The local area is very safe, the neighbours are friendly and the award-winning Alexandra Park is just a five minute walk away. Enjoying my early morning coffee in the secluded, courtyard garden which has direct access from the master bedroom has been a perfect start to the day.

I will be sorry to leave my beautiful home, but my daughter is expecting twins in the New Year and being closer to family is now my priority.



## Property Features

Favoured College Location  
Bold Corner Plot  
Planning Previously Granted For 5 Bed House!  
Superb Condition  
Three/ Four Bedrooms (potentially)  
Bathroom & En Suite  
Triple Aspect Lounge  
Stunning Kitchen/Diner  
Utility Has Potential For Annex/Fourth Bed  
Gardens all around  
Secure Gated Driveway

Council Tax Band: F

Tenure: Freehold

EPC Rating:E

Total approximate floor area: sq ft



## Location

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously. There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria.



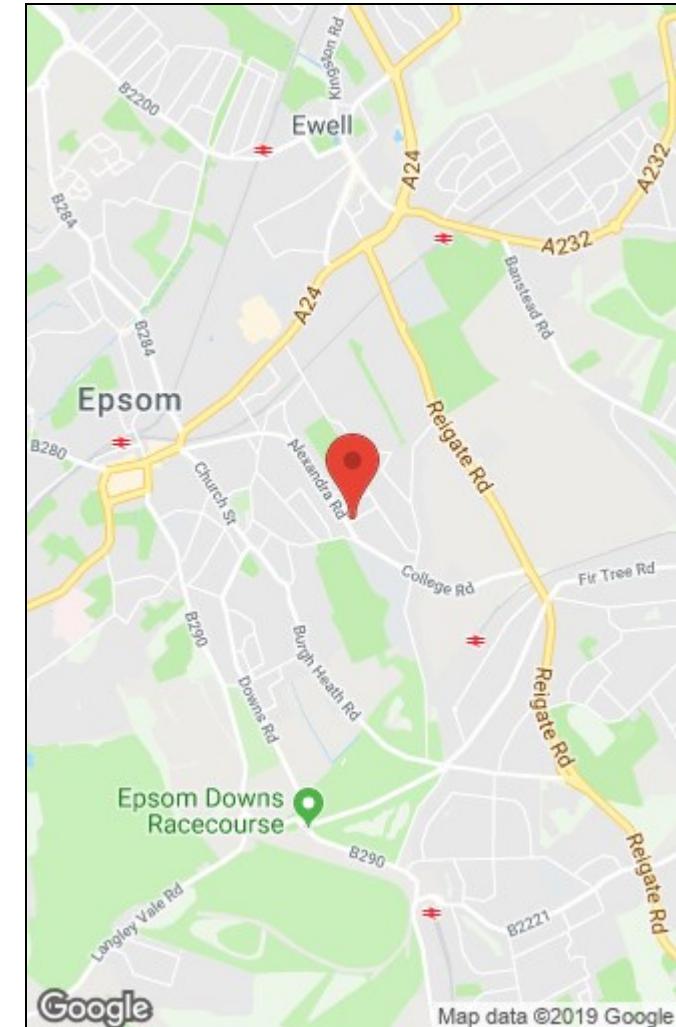


Disclaimer: This plan is for layout guidance only and NOT TO SCALE. Windows and door openings are approximate.  
Whilst care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

## Viewing Information

Please contact our Epsom Office on 01372 253 252

If you wish to arrange a viewing appointment for this property or require further information.



Google

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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