



KENSWORTH, NORTH LOOE, EPSOM SURREY, KT17

£740,000

FREEHOLD

Winkworth





KENSWORTH

NORTH LOOE, EPSOM, SURREY, SM7

**‘KENSWORTH’ IS A DELIGHTFUL COTTAGE
STYLE THREE BEDROOM SEMI-DETACHED
HOUSE IN A SEMI RURAL LOCATION,
OCCUPYING A PLOT OF APPROXIMATELY 0.5
ACRES.**

The North Looe Estate is a little-known backwater of Epsom, and the property is within the catchment area for several well-regarded schools for all age groups. It is ideally situated for local shops and amenities, within walking distance to Epsom Downs Train Station, and minutes from Epsom Racecourse. Banstead Village and Epsom Town Centre offer a more comprehensive selection of restaurants and shops, and are both just under 2 miles away. The property occupies a good plot, and has the potential to be extended subject to planning consent.



KENSWORTH

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Built in 1911 by Surrey County Council, this property was originally part of the smallholding scheme inspired by Lloyd George to provide soldiers returning from war with a new life living off the land.

Now offered with no onward chain, the current family have lived in the house for 50 years. Whilst some areas of the property need updating, the house does have double glazing throughout, gas central heating, some rooms have been replastered, and it has been fully rewired in recent times.

The property has a cosy cottage feel to it and has not been altered greatly since its construction, and still has original doors and fireplaces. The property briefly comprises; entrance hall/lobby, light and spacious front living room with a feature fireplace, a second reception room which has been used as a dining room, a modern kitchen/breakfast room to the rear with a range of high and low level units, ample worktop space, and a single door to the conservatory, which in turn leads out into the large garden. A downstairs shower room completes the ground floor.

The first floor offers three bedrooms with built-in wardrobes, and one has its original fireplace.

To the front of the property there is an ample driveway allowing parking for several vehicles as well as side access to the rear garden, and the detached garage.

The fabulous rear garden has a private and secluded feel with mature hedge borders, and has a south east aspect. A patio adjacent to the house runs the width of the property, which is an ideal area for a BBQ and seating overlooking the extensive lawn.

This house offers a fantastic opportunity for someone to create a beautiful family home in a rarely available setting.

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall/Lobby
- Living Room - 14'6" x 14'6" (4.42m x 4.42m)
- Dining Room - 12'6" x 9'0" (3.82m x 2.75m)
- Kitchen/Breakfast Room - 11'6" x 9'9" (3.50m x 3.00m)
- Conservatory - 10'9" x 7'3" (3.76m x 2.20m)
- Downstairs Shower Room
- Bedroom 1 - 14'6" x 14'6" (4.42m x 4.42m)
- Bedroom 2 - 10'9" x 9'0" (3.27m x 2.75m)
- Bedroom 3 - 11'6" x 8'9" (3.50m x 2.65m)
- Garage 1 - 16'9" x 10'9" (5.07m x 3.25m)
- Garage 2 - 15'0" x 7'9" (4.55m x 2.40m)
- Rear Garden - 80' (24.4m) approximately
- Storage Sheds
- Council Tax Band - E





KENSWORTH

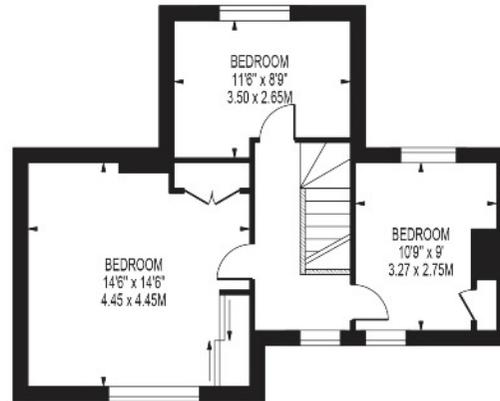
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1180 SQ FT - 109.65 SQ M**
(EXCLUDING GARAGE 1, GARAGE 2, STORAGE 1, STORAGE 2 & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: **177 SQ FT - 16.48 SQ M**

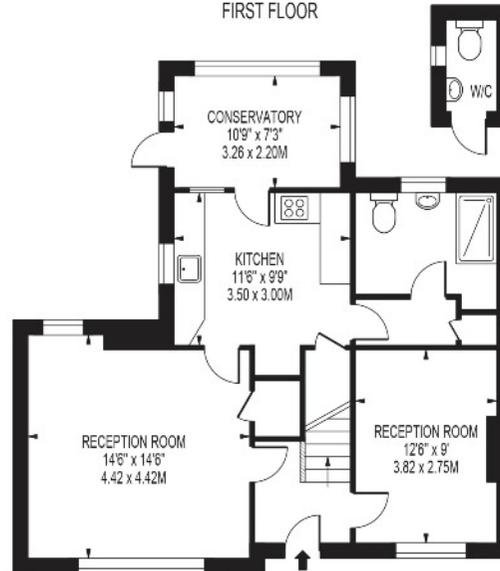
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: **118 SQ FT - 10.92 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE 1: **63 SQ FT - 5.85 SQ M**

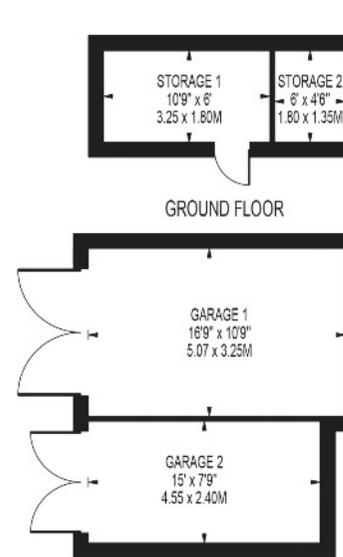
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE 2: **26 SQ FT - 2.43 SQ M**



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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



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Winkworth

See things differently.