



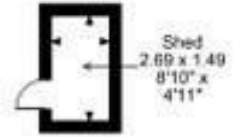
73 Park Avenue East Epsom

£1,299,995
FREEHOLD

A spacious, bright character 5-bedroom, 4 bathroom detached house in this sought after area. The property has recently been sympathetically extended and is offered to the market and is in excellent condition throughout.



Park Avenue East, Epsom
Approximate Gross Internal Area
Main House = 2482 Sq Ft/231 Sq M
Greenhouse and Shed = 94 Sq Ft/9 Sq M
Total = 2576 Sq Ft/240 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Borough Sales
230 Borough High Street
London
SE1 1JX

020 7015 1360
enquiries@leonardleese.com
www.leonardleese.com

