



**18 Monro Place, Epsom, KT19 7LD**  
**Guide price £930,000**

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Nestled in a quiet corner of the most sought after Clarendon Park Estate is this loft converted detached family home, finished to a high standard with a warm homely feel through out, sometimes lacking in the more modern of builds.

The ground floor layout includes a good size entrance hallway with under stair storage and a must have downstairs WC, a contemporary and well proportioned dual aspect kitchen/dining room and a front to back reception room with feature fireplace.

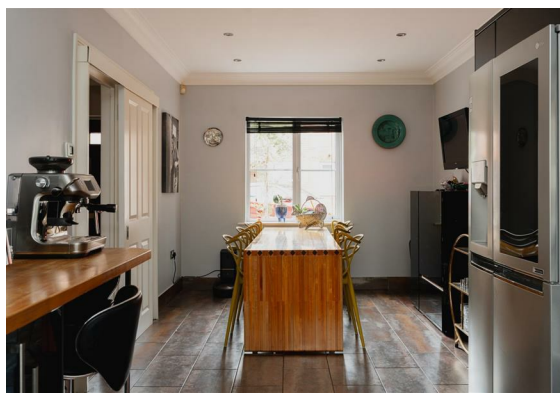
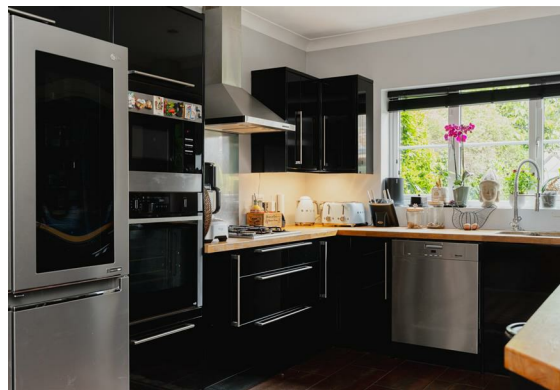
To the first floor where there are three good size bedrooms, one with a luxury en suite, while the others are serviced by a lavish family bathroom. The floor is completed with a flexible space which could function as a through bedroom, office or hobby room.

The loft has been brilliantly converted to provide a large principal bedroom with another luxury fitted en suite and there is a run of fitted wardrobes. Windows to the front and the rear allow an abundant amount of natural light to flow into this space.

To the rear there is a landscaped garden with a tiled patio area, a section laid to lawn, mature planted borders, the huge advantage of a detached home office with power and light and side access to the front where there is also space for a good size shed.

To the front there is a detached double garage with independent up and over doors, power and light and off street parking for at least two vehicles.

The development is adjacent to Horton





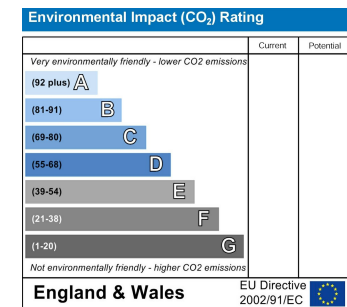
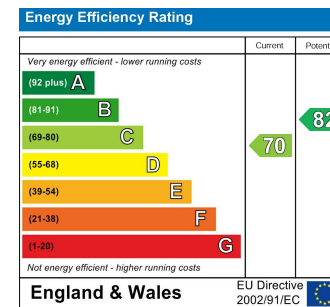
Country Park and is just around the corner from a David Lloyd gym, Hobbledown Children's Farm and a handy local parade of shops. Wider shopping can be found in Epsom Town and Ewell Village. The property is surrounded by abundant schooling options, both state and public. The mainline Station is a short car, bus or bike ride away and the local roads link effortlessly into the A3, M25, A24, A243 and A217 to name a few. Gatwick and Heathrow Airports are also mercifully close.



Monro Place, Epsom  
 Total Area: 161.8 m<sup>2</sup> ... 1742 ft<sup>2</sup> (excluding garden office, double garage)

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