



1 Harvey Court Sandy Mead, Epsom, KT19 7NH
Guide price £615,000

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VENDOR SUITED - COMPLETE ONWARD CHAIN.

An immaculately presented Mews style home, located in a modern private gated development, in the ever popular Clarendon Park on the leafy outskirts of Epsom Town, Surrey.

A private front door leads into a welcoming entrance hallway with a deep fitted storage cupboard and a must have downstairs toilet. To the left there is a great size dual aspect kitchen/breakfast room, with delightful views over the manicured communal gardens. The ground floor is completed with a fantastic living/dining room with commanding high ceilings, large windows, in keeping with the period of build and access to a private and enclosed terrace.

Stairs to a spacious first floor landing gives way to two double bedrooms, both with fitted wardrobes, a lavish fitted family bathroom and a luxury en suite bathroom to the principle bedroom.

Further most noteworthy benefits include a long lease term remaining and two allocated parking spaces.

Clarendon Park enjoys a quiet seclusion, with Deer often sighted in the park, whilst being within easy reach of sought after local schools, the Mainline Train Stations at Epsom, Ewell, Chessington and Tolworth, a local parade of shops, as well as the abundant amenities in the town centre. There is a David Lloyd Gym just around the corner, the children and parent's favourite, Hobbledown Adventure Park and the beautiful Horton Country Park. A great road network is also very accessible, including access to the A3,





A217, A24 and M25, linking into London, the coast and both Gatwick and Heathrow Airports. The development bus stop also gives easy access back into Epsom Town and links to the other local villages and towns.





Ground Floor

First Floor

Harvey Court, Sandy Mead, Epsom

Total Area: 110.8 m² ... 1193 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.
All measurements are approximate and for display purposes only

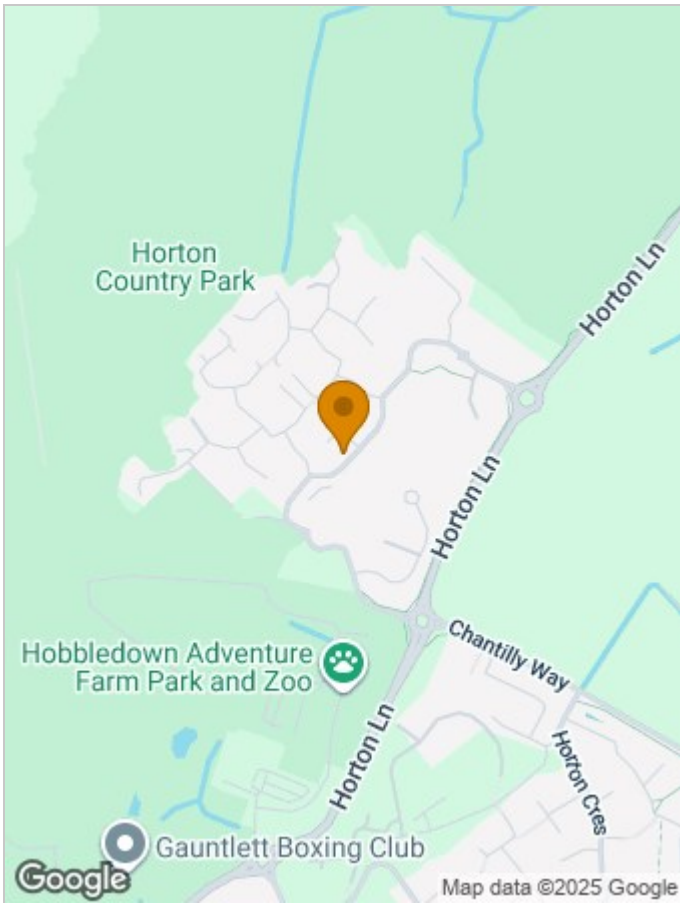
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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