



The Greenway, Epsom

The **PERSONAL** Agent

Offers In Excess Of £575,000 Freehold

- Backing directly on to Epsom Common
- Fantastic 75ft x 33ft rear garden
- No ongoing chain
- Three generous bedrooms on first floor
- 20ft kitchen/dining room
- Living room & separate family room
- Downstairs cloakroom & utility room
- Spacious family bathroom
- Walk to town centre/good school catchment
- Approved planning for further extensions



Offered with no ongoing chain, The Personal Agent are pleased to present this wonderful opportunity to acquire a cleverly extended and well proportioned semi detached home located in one of the best positions within Epsom's Wells Estate.

Benefiting from flexible and spacious accommodation, the property offers huge scope for further extension, with plans already approved for both side and rear extensions and a stunning rear garden with pedestrian access directly out onto Epsom Common to the rear, this really is a wonderful family home.

The property is located in the heart of the popular Wells Estate which itself is within the catchment area of very good local schools with Ofsted outstanding status and a short distance from Epsom town centre and railway station.

Set on the periphery of Epsom Common you can step out your door and at the end of the garden you are surrounded by hundreds of acres of woodland and the picturesque Stamford Green nature reserve nearby with its popular green, public house and duck pond.

This wonderful home should be viewed first hand to be fully appreciated, as in our opinion it enjoys one of the best positions within the road. With ample off street parking in addition to the beautifully private rear garden, the property is one of the larger style semi's on the development and this can really be felt with the space on offer. To the ground floor there is a entrance hall, lounge with bay window, generous kitchen/dining room, utility room, downstairs cloakroom and a playroom which could be utilised as a fourth bedroom. Upstairs there are three very well proportioned bedrooms and the family bathroom that complete this well balanced home.

Further features to note include, the garden room which is insulated and has heating and air-conditioning, there is fibre broadband connected to the premises (providing approximately 900mb) as well as benefiting from data points throughout.


This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station via a footpath that links the common to the high street at a distance of 1.1 miles which is typically a 22 minute walk. HS2 is also tipped and planned to come to Epsom at some point in the future.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC 

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

