



Whitehorse Drive, Epsom

The **PERSONAL** Agent

POA

Freehold

- Beautiful detached family home
- Four double bedrooms
- Stunning 90ft x 40ft garden
- Two receptions plus a large conservatory
- Separate Study/Home office
- Walk to station
- En-suite shower room & family bathroom
- Excellent school catchment
- 2020 Sq. Ft of flexible accommodation
- No ongoing chain

Offered with no ongoing chain, The Personal Agent are proud to present this attractive and spacious detached family home that is set within this much requested residential road and offers 2020 Sq. Ft of flexible space, this charming and well proportioned home enjoys generous accommodation including four double bedrooms, four reception rooms and a spacious kitchen/breakfast room.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family. When you couple the space it provides alongside the fantastic 90ft x 40ft rear garden, finding a more impressive home will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and is located within a short walk from Epsom town centre and the railway station with its

regular services to London Victoria, Waterloo and London Bridge.

As soon as you step through the front door the amazing feel of the property and flexible layout is immediately evident, providing a wonderful feel with lots of natural light.

From a practical sense, in total there are four generous reception rooms, which include, a large living room, a dining room, conservatory and a separate study/home office, although the kitchen/breakfast room is the real heart of the home.

The ground floor is completed by the downstairs cloakroom. On the first floor there are four well proportioned double bedrooms, a modern en-suite shower room and a spacious family bathroom and further en-suite cloakroom.



To the front is a good sized driveway with off street parking with access to a tandem garage that enjoys a separate storage area to the rear that could be used as a workshop or converted into extra living space. The rear garden is a true gem, enjoying excellent privacy and measuring 90ft x 40ft.

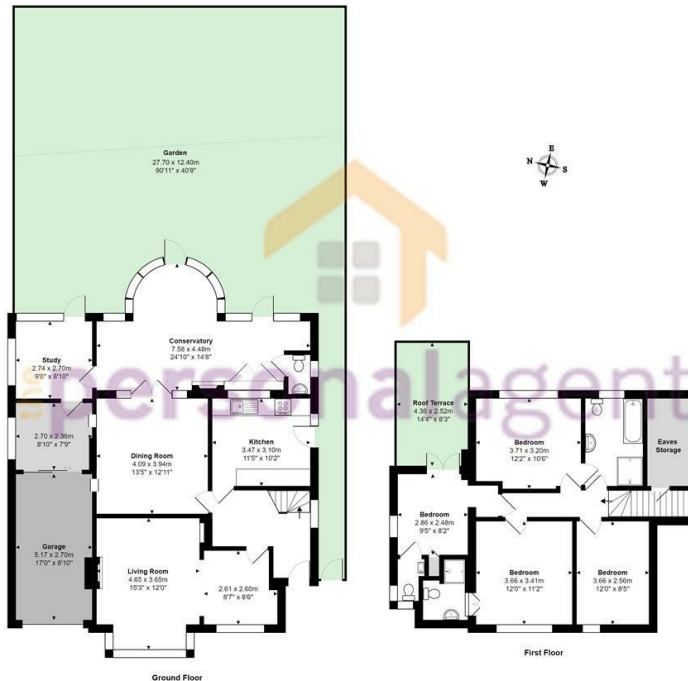
Epsom Town Centre with its mainline station that provides regular links into London are just 0.6 of a mile away and the gorgeous Epsom Common and conservation area is a short walk away.

Epsom is a popular commuter town that offers a good mix of state and independent schools. Also close by is Epsom Downs, the home of The Derby and the M25 is a short drive away giving access to both airports.

Call vendors sole agent to arrange a viewing.







White Horse Drive, Epsom
Total Area: 187.6 m² ... 2020 ft² (excluding roof terrace, garden)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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