



Ashley Road, Epsom

The PERSONAL Agent

Guide Price £750,000

Freehold

- Largest and most individual home on development
- Triple aspect reception with garden views
- Elegant sash windows with timeless character
- Wrap around garden with excellent outdoor space
- Open plan kitchen, dining and living area
- Underfloor heating to entire ground floor
- Two double bedrooms plus flexible study room
- First floor Study ideal for office, or dressing room
- Exclusive, small development of just four homes
- Built by the award winning developer, Nuro Homes



A rare opportunity to secure a beautifully crafted new home within an exclusive collection of just four properties, Green Gables offers an exceptional lifestyle in one of Epsom's most convenient and desirable locations.

Plot 3 represents the largest and most individual home within the development, enjoying a superb sense of space with a standout triple aspect open plan reception room overlooking the wrap around gardens. The main living area is elegant and welcoming, with timber framed sash windows introducing rare character and timeless style not often found in new homes.

The kitchen flows into the dining and living space to create a superb open plan heart of the home, ideal for everyday living and entertaining, with double doors opening directly onto the garden. The ground floor also benefits from underfloor heating and a practical downstairs W.C.

Built by the award winning local developer, Nuro Homes, renowned for quality craftsmanship and attention to detail, Green Gables is another outstanding scheme that The Personal Agent are proud to represent. We have worked closely with Nuro Homes across several developments and consistently seen their high standards first hand.

Positioned just a stone's throw from the picturesque Rosebery Park and within walking distance of Epsom town centre and Epsom railway station, Green Gables is ideally suited to downsizers or commuters seeking fast access into London.

With just four homes in total, three currently available, the development offers a strong sense of exclusivity. Each property has been designed to combine timeless architecture with contemporary interiors, generous proportions and excellent natural light.

The specification includes fitted kitchens with integrated appliances, elegant bathrooms, underfloor heating to the ground floor, energy efficient air source heat pumps, resin driveways with EV charging points, and a 10 year Buildmark warranty.

Upstairs, the property offers two generous double bedrooms plus a versatile study/bonus room, ideal as a home office, dressing room, nursery or occasional bedroom. A stylish family bathroom completes the accommodation.

Green Gables enjoys an enviable setting with Rosebery Park on the doorstep, while Epsom's shops, cafés, restaurants and mainline station are all within easy walking distance.

Combining outstanding location, craftsmanship and exclusivity, Green Gables presents a superb opportunity to own a beautifully appointed new home from one of the area's most respected developers.

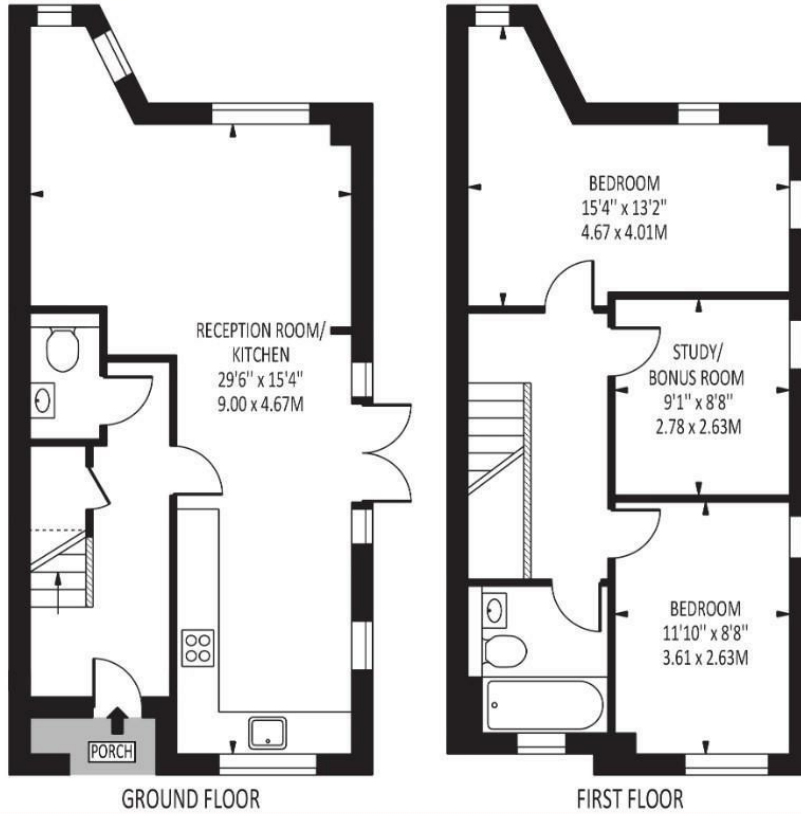
Images used for marketing purposes may be taken from the show home or dressed with AI and are intended to demonstrate the expected specification, future feel of the dressed home and quality of finish. They should be used as a guide only, as layouts and finishes may vary between plots.

Tenure – Freehold
Annual service charge amount (£) - 250.00
Council Tax Band – E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		81	
(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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