



The Greenway, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- No ongoing chain
- Over 2210 Sq Ft of space
- Detached chalet style home
- Four double bedrooms
- 21ft x 20ft living room
- 20ft kitchen/diner
- Useful study/work from home office
- Detached garden cabin
- Periphery of Epsom Common
- South/East 76ft x 44ft garden

Offered with no ongoing chain and located on the periphery of Epsom Common is this deceptively spacious and cleverly extended detached chalet style home. Benefitting from over 2210 Sq Ft of flexible space and a wonderfully secluded South/Easterly facing rear garden, early viewing is strongly advised to avoid disappointment.

The property has been recently updated with new carpets throughout and professionally decorated internally. The home was previously extended to provide spacious and particularly well balanced accommodation on the ground floor particularly but also with two sizable bedrooms on the first floor too, making it an ideal layout for modern family living or someone looking to downsize but not downgrade.

The property is located in the heart of the popular Wells Estate which is within the catchment area of good local schools and a

short distance from Epsom town centre and railway station as well as being just a short walk from bridle paths and footpaths that link Ashted and Epsom Common with hundreds of acres of ancient woodland and a nature reserve.

The ground floor benefits from a spacious entrance hallway providing access to a generous living room that opens and overlooks the garden and measures a staggering 21ft x 20ft. There is a 20ft kitchen/dining room which also has access to the garden and really is the heart of the home and a useful study/work from home office too.

The ground floor accommodation is completed by two large double bedrooms that are served by a family bathroom.

On the first floor the well balanced accommodation continues with two further generous bedrooms and a cloakroom.



The four generous bedrooms, all doubles, all enjoy an excellent amount of natural light.

Outside there is a large block paved driveway with access to the rear garden to the side of the property, the South/Easterly facing rear garden measures approximately 76ft x 44ft and enjoys an excellent degree of privacy from neighbouring properties.

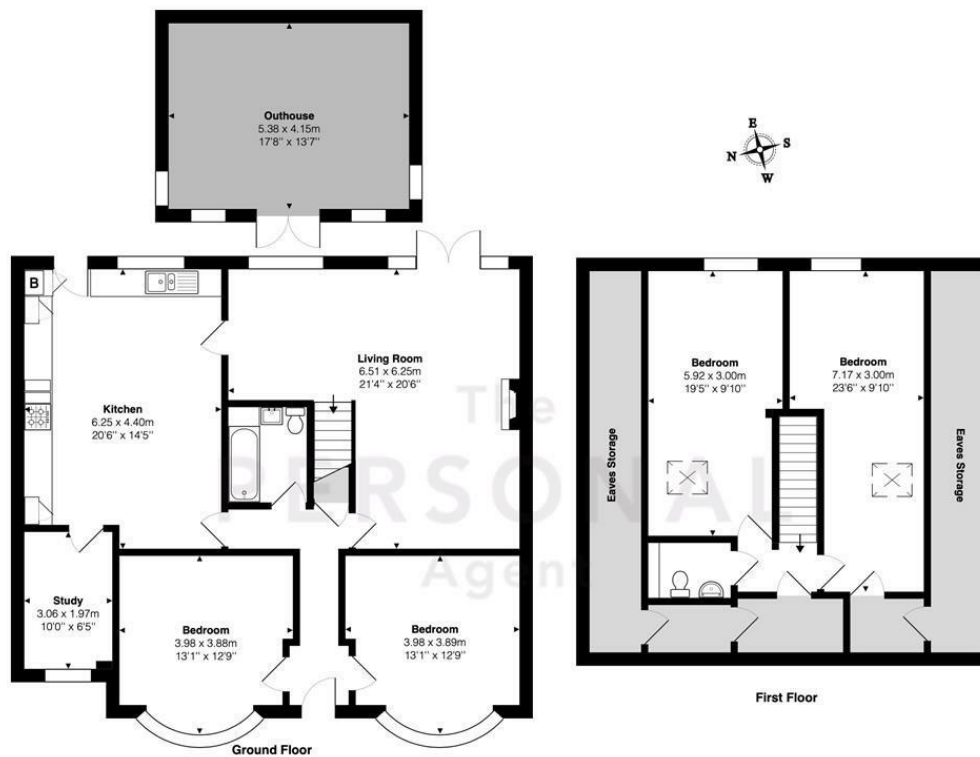
There is a large sun terrace across the rear of the property with easy access to the main garden which is laid to lawn with a path providing access to a detached 17ft garden room that could be used as a tranquil work space or a fantastic den for older children, the possibilities with this property are vast.

Immediate viewing is strongly advised by vendors sole agent.

Tenure - Freehold
Council tax band - E







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Total Area: 205.7 m² ... 2214 ft² Including Eaves Storage & Outhouse
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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	42	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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