



Manor Green Road, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Providing 1746 sq ft of space
- Semi detached family home
- Four bedrooms
- Bay fronted living room
- Further reception and conservatory
- Modern kitchen with breakfast bar
- Four piece family bathroom
- 130ft East facing rear garden
- Home gym at rear of garden
- Off street parking

Set within the heart of the Chase Estate in a highly desirable and much requested residential road, this attractive and cleverly extended family home benefits from flexible and spacious accommodation totalling 1746 sq ft and is presented in good order throughout.

The property itself enjoys an incredibly well-balanced layout that is perfect for any growing family. When you couple the generous space it provides with the numerous stand out features, finding a more spacious home within this pricing band 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 into the welcoming entrance hall, the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light.



There is a generous bay fronted living room with feature fireplace, a second reception that links, via double doors, to the conservatory and the ground floor is completed by a modern kitchen with space for a range cooker and large refrigerator along with a handy breakfast bar and a downstairs W.C.

From the entrance hallway, a staircase leads to the first floor with bay fronted bedroom, further double overlooking the garden and small third room which could be a nursery or office. The second floor has a further double bedroom with ample storage and all rooms are serviced by a first floor four piece family bathroom.

The outside of this property is also a key noteworthy feature for this home with a substantial, Easterly facing 130ft rear garden with a patio large enough for seating and dining areas making it the perfect space for entertaining friends and family. There is a useful building to the rear of the garden currently in use as a gym or it could make an ideal home office or workshop and driveway to the front.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Club feature pool, gym and other sports facilities. There are also a wide variety of cafés, restaurants and pubs available locally.

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.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

Tenure - Freehold
Council tax band - F



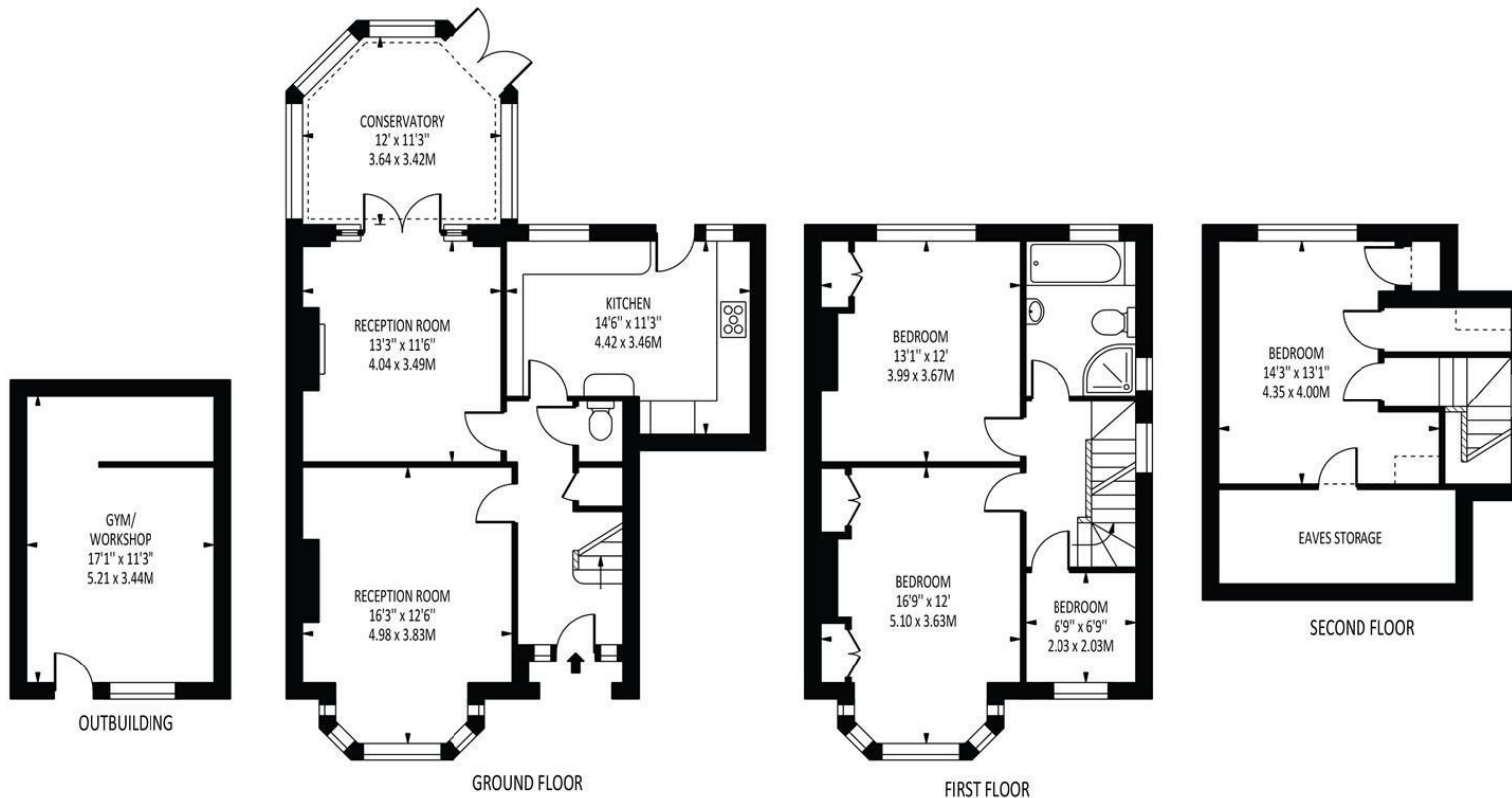


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Total Area: 1746 SQ FT • 162.18 SQ M
(Including Outbuilding, Eaves Storage & Restricted Height Area)
Outbuilding Area : 193 SQ FT • 17.92 SQ M
Eaves Storage & Restricted Height Area : 92 SQ FT • 8.51 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
England & Wales	EU Directive 2002/91/EC	

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