



Galen Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- No ongoing chain
- Modern semi-detached house
- Two double bedrooms
- Manor Park development
- 17ft living room
- Kitchen/dining room
- Modern ensuite shower room
- Modern main bathroom
- Landscaped South facing garden
- Driveway with two/three parking spaces

Located within a popular road on the highly desirable Manor Park, The Personal Agent are especially proud to offer this deceptively spacious and very well presented semi-detached home.

Benefitting from the potential of no ongoing chain and a great feel throughout with modern design touches, the property offers extremely well balanced accommodation laid out over two floors with early inspection being strongly advised to avoid disappointment.

Being located on the periphery of Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre as well as being a short distance from the town centre, railway station and Stamford Green primary school making this home ideally positioned.

A particular feature is the spacious living area which links to the



kitchen/diner and provides a fantastic entertaining space, there are French doors leading directly to the direct South facing private rear garden.

As you step through the front door into the welcoming entrance hallway, the standard of presentation is immediately evident. The stunning open plan living area is a fantastic size which links seamlessly to the fitted kitchen/diner that makes a truly social entertaining space.

The first floor comprises of a good sized master bedroom with built-in wardrobes and the ensuite shower room which has been updated. There is a further well proportioned double guest bedroom with fitted cupboard and a modern family bathroom, which has also been updated.

A further noteworthy point to mention is the double width driveway with parking for two to three cars to the front, a side gate with access to the garden, a large garden store at the rear of the garden, useful loft space and further visitor's parking bays located within the cul-de-sac.

Whilst this home has multiple talking points and wow factors, a real star of the show is the location! Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre, Epsom railway station and most importantly excellent school catchment.

Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths. The location is equally convenient for Epsom town centre & close to popular schools including Stamford Green primary school and within the catchment areas of excellent secondary schooling too.

Tenure - Freehold
Council tax band - D



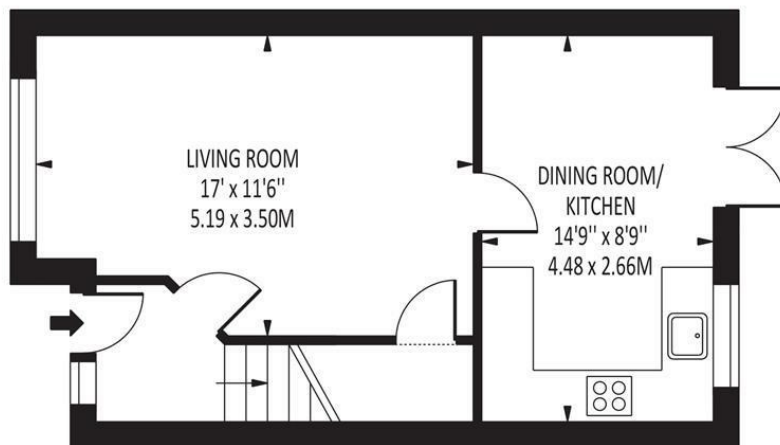


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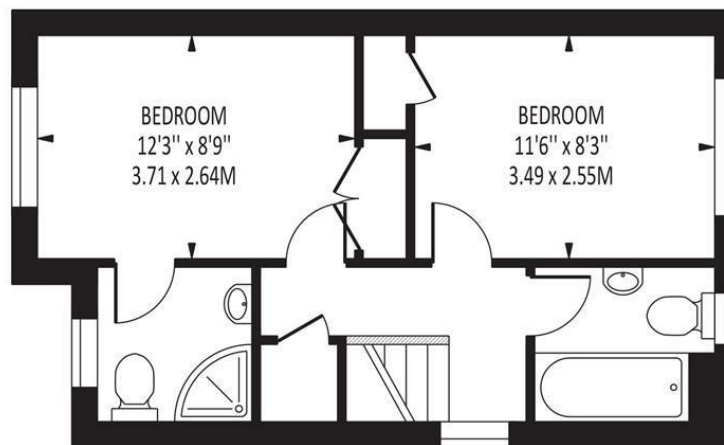


Galen Close

Total Area: 734 SQ FT • 68.20 SQ M



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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		EU Directive 2002/91/EC 

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