



Yale

Redwood Drive, Epsom

The PERSONAL Agent

Guide Price £500,000

Freehold

- Modern home in sought after development
- Short walk to Ewell West Station Zone 6
- End of terrace with private rear garden
- South westerly aspect with great privacy
- Spacious lounge/dining room
- Modern kitchen with breakfast area
- Principal bedroom with ensuite shower
- Further double guest bedroom & bathroom
- Off street parking plus private garage
- Eco heat recovery and ventilation system

The Personal Agent are proud to present this stylish modern property that sits within a highly desirable development just moments from acres of scenic private parkland. Thoughtfully designed and well laid out, this impressive end of terrace home deserves viewing to fully appreciate all that it offers.

The interior has been cleverly arranged to suit contemporary living, with distinct yet connected reception spaces that create a natural flow, ideal for entertaining, social gatherings, and day-to-day life. Built with sustainability at its core, the home features an air circulation and heat recovery system that promotes eco-friendly efficiency and comfort.

Enjoying an enviable position, the property is conveniently located within a short stroll of Ewell West railway station (Zone 6), providing direct services to London Waterloo in approximately 34 minutes.



Inside, the bright and airy accommodation includes a welcoming entrance hall, a downstairs cloakroom, a spacious living room with French doors opening onto the rear garden, and a modern kitchen complete with integrated appliances and a practical breakfast area with table and chairs.

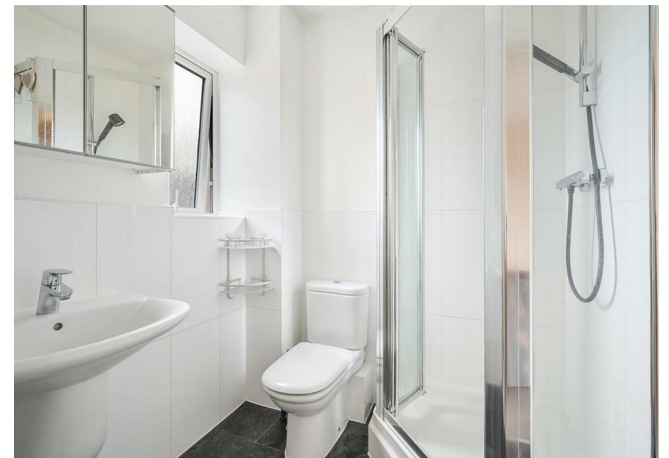
Upstairs, the generous layout continues with a principal bedroom offering fitted wardrobes and an en suite shower room, a second double bedroom, and a contemporary family bathroom. There is also access to a loft area, providing useful storage for occasional use items.

The rear garden is a particular highlight, having been fully landscaped with care, facing south-west, and offering greater privacy than many comparable homes within the development. To the front, there is

residents off street parking along with a garage directly opposite with parking for one car to the front of it too.

Viewing is highly recommended to appreciate the balance of space, style, and location this property provides. With Ewell West station nearby, Epsom town centre and its mainline connections to Waterloo, Victoria, and London Bridge easily accessible, and Horton Country Park with the David Lloyd Leisure Centre just moments away, this attractive home combines convenience with modern living.

Tenure: Freehold
Council Tax Band: D

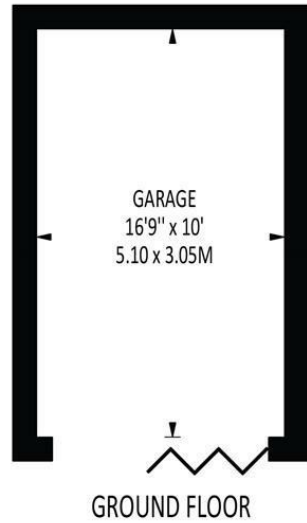




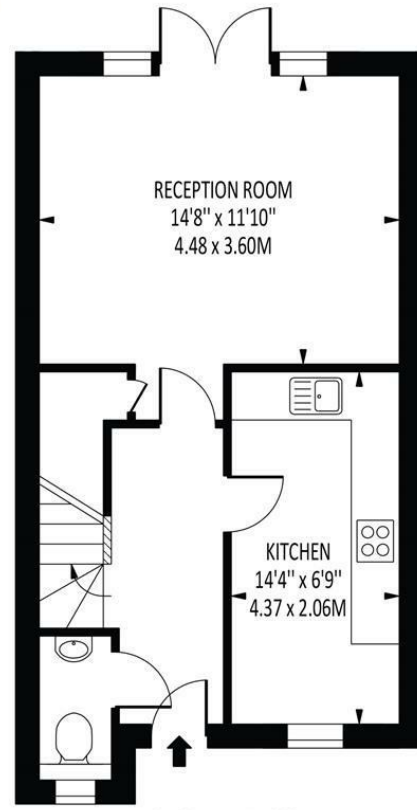
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Redwood Drive

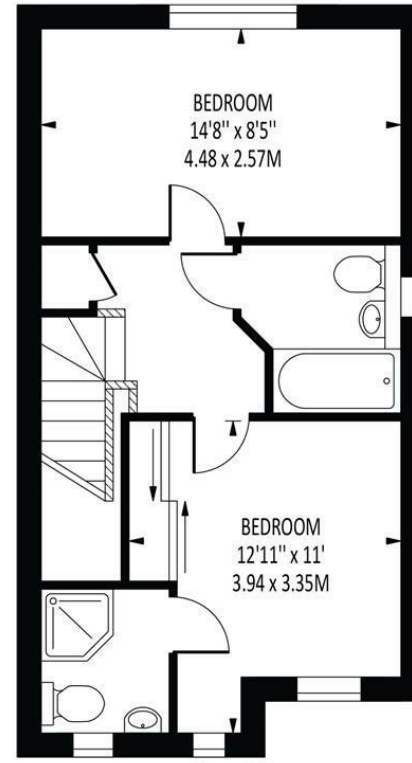
Total Area: 978 SQ FT • 90.84 SQ M
(Including Garage)
Garage Area : 167 SQ FT • 15.56 SQ M



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

| 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 | | |
| | 70 | 83 |
| England & Wales | | EU Directive 2002/91/EC |

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