



Worlds End, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £900,000 Freehold

- Impressive Detached Home
- Superb Position
- Westerly Backing Garden
- Parking for several cars
- Well Finished Throughout
- Four Double Bedrooms
- Ensuite to Master
- Attractive Kitchen/Breakfast Room
- Spacious Lounge/Diner
- Wonderful Reception Hall

This beautifully presented and spacious four double bedroom house is one of only eight homes situated in a private road that is nestled in the highly desirable and semi rural location of Worlds End.

A stunning detached property which is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms across 1,418 sq ft, this property is ideal for a young family seeking tranquillity within easy reach of Epsom's Town Centre.

Situated behind the prestigious Woodcote Estate, this home offers a rare opportunity to reside in a sought-after area. The current owners have meticulously refurbished the property, resulting in a truly breath taking interior that exudes charm and sophistication.

Upon arrival, you are greeted by an impressive frontage with ample parking space for multiple vehicles. The rear garden is a



haven, basking in the sunshine with a westerly backing aspect. It provides the perfect setting for children to play freely or for hosting delightful summer gatherings with friends and family.

If you are in search of a beautiful family home in a peaceful yet convenient location, look no further. This property seamlessly combines modern living with timeless elegance, offering a lifestyle of comfort and style. Don't miss the chance to make this enchanting residence your own.

Arranged over two floors and offering light, well balanced accommodation this attractive home is ready to move straight into. The ground floor is divided into three distinct spaces, a well proportioned reception hall with parquet flooring, feature staircase and log burning stove, a stylishly finished kitchen/breakfast room and a well proportioned lounge/diner.

Upstairs there are four double bedrooms. One has an ensuite and the remainder are serviced by a modern white bathroom

suite. The house is set behind an impressive frontage with parking for several vehicles. The rear garden is a delight and enjoys a sunny, westerly backing aspect.

Worlds End is in easy reach of the town centre and station which offers direct lines into London within 30 minutes. There are many popular schools in the area including Rosebery, St Martins, Epsom College, City of London Freeman's School in nearby Ashted and numerous other primary and secondary schools. The green, open spaces of Epsom Common and Epsom Downs are just a short distance, as are the numerous shops, bars and restaurants that the area has to offer.

Sole agent.

Tenure - Freehold  
Council tax band - F





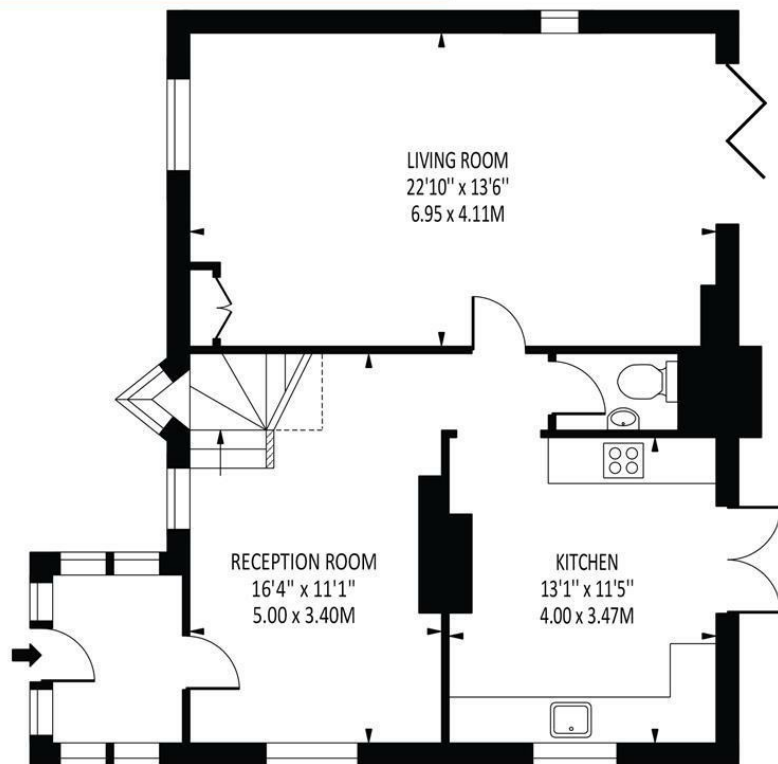




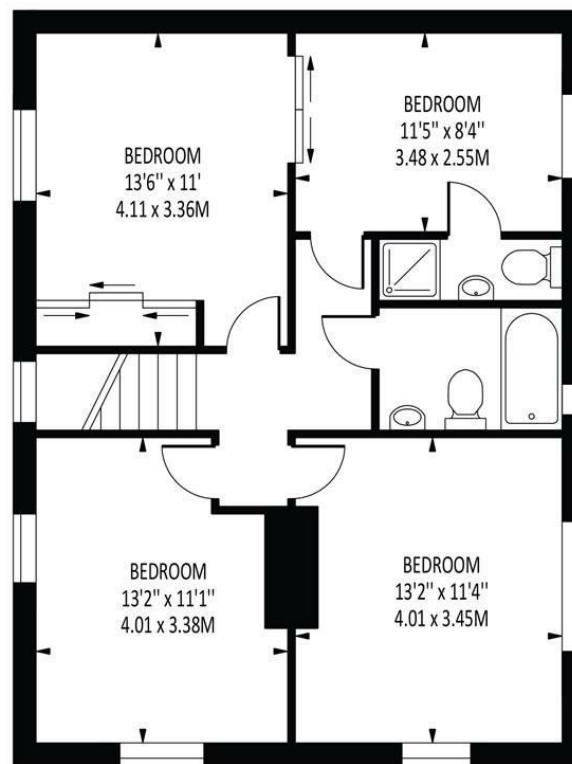
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**Worlds End**  
Total Area: 1418 SQ FT • 131.74 SQ M



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) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



