



Pelman Way, Epsom

The **PERSONAL** Agent

# Guide Price £575,000

## Freehold

- Extended Semi Detached Home
- 1391 sq ft of flexible living space
- Allocated parking space
- South facing low maintenance garden
- Living and dining space totalling 22ft
- 3 Double Bedrooms
- Modern Family Bathroom
- Ensuite shower room
- Close to Southfield Park
- Moments from Local Amenities



Located within the highly desirable Livingstone Park and approximately 1.3 miles walking distance from Epsom railway station and town centre, and just a short walk from the acclaimed Southfield Park primary school, this attractive and deceptively spacious semi detached home offers flexible and bright extended accommodation, laid out over three floors with approximately 1391 sq ft of space.

The well designed property provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other, in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

This fantastic family home is very likely to attract a high level of interest and we recommend immediate inspection to fully appreciate this superb property.

Finished in a contemporary style, this wonderful semi detached home is just perfect for young families. Arranged over three floors and offering a high sq ft of accommodation the property is ready to move straight into. Cleverly extended, the property now offers a stylish reception room that allows light to flood in with bi-folding doors leading out to the rear garden, a 15 x 12 ft dining room, stylish kitchen and downstairs WC/ utility room.

On the first floor there are two double bedrooms with family bathroom and on the second floor there is the principal bedroom providing an ensuite shower room.

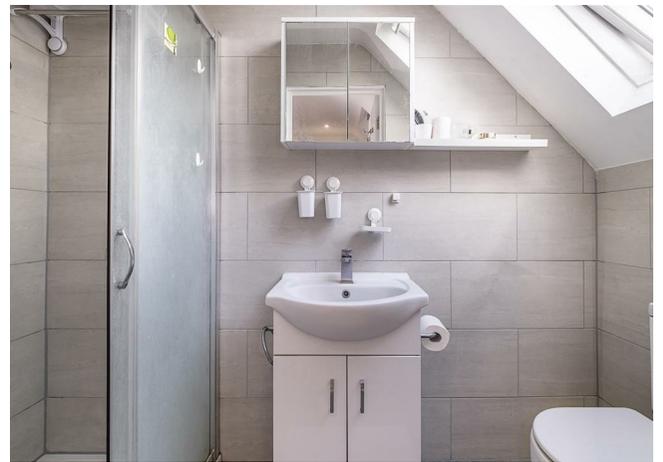
The level rear garden is low maintenance and fully laid to lawn and enjoys a sunny Southerly aspect. The property further benefits from 1 allocated parking spaces and solar panels.

Pelman Way is located on the outskirts of Epsom's sought after Livingston Park development. Easy walking distance to the

outstanding Southfield Park Primary School, Long Grove Park and moments from local shops including a Tesco Local, a pharmacy and a bakery.

Epsom Town Centre is nearby and offers comprehensive shopping and leisure facilities. Both Ewell West and Epsom Stations offer mainline rail links into London.

Tenure - Freehold  
Council tax band - E  
Annual service charge amount (£) - 1227.74





Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID989409)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>92</b>	<b>93</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.

