



Osborne Way, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £1,000,000 Freehold

- Detached family home in Noble Park location
- Extended accommodation of 2,328 sq ft
- Set beside Horton Country Park & woodland
- Five double bedrooms over three floors
- 29ft kitchen/dining/family entertaining space
- Principal suite with dressing room & en suite
- Superb guest suite with ensuite & balcony
- Private rear garden approx. 87ft x 40ft
- Garage, driveway and off-street parking
- Close to Epsom, schools & commuter links

Set within the heart of the sought after Noble Park, The Personal Agent are pleased to present this cleverly extended detached family home, offering 2,328 sq ft of flexible living space.

Set on the periphery of Horton Country Park, towards the end of Osborne Way, the property enjoys a superb position with easy access to hundreds of acres of ancient woodland. The surrounding bridle and cycle paths link directly to the Stamford Green conservation area, which features a nature reserve, picturesque green with duck pond and two public houses.

If you are looking for a home with generous and flexible accommodation, excellent practicality and a highly desirable location, this property is difficult to surpass.

Offered to the market in exceptional order, the home is arranged over three floors and offers a welcoming first impression, enhanced by the impressive reception hall which



also doubles as a playroom, a feature these homes are well known for.

The ground floor comprises a 21ft x 15ft dual aspect living room and an extended 29ft kitchen/dining/family room, providing an ideal space for entertaining and everyday family living. A utility room and downstairs cloakroom complete this level.

On the first floor are three generous bedrooms, including the principal suite with dressing room and en suite shower room, with the remaining two bedrooms served by a modern family bathroom.

The second floor features two further double bedrooms, one of which benefits from its own en suite and a Juliette balcony with elevated views over the development and towards surrounding parkland.

Outside, the property enjoys a particularly private and low

maintenance rear garden measuring approximately 87ft x 40ft, which is unusually generous for a modern home. There is also a 19ft garage, offering excellent storage or conversion potential (STPP), along with a front lawn and driveway providing off street parking.

Nearby Epsom High Street offers a variety of shops, the Ashley Centre shopping mall and the Epsom Playhouse. The Rainbow Leisure Centre and David Lloyd Centre provide extensive sports and leisure facilities, while a wide range of cafés, restaurants and pubs are available locally.

Epsom is a popular commuter town offering a strong mix of state and independent schools. Epsom Downs, home of The Derby, is close by, and the M25 (Junction 9) provides convenient access to Heathrow and Gatwick airports.

Tenure: Freehold  
Council Tax Band: G

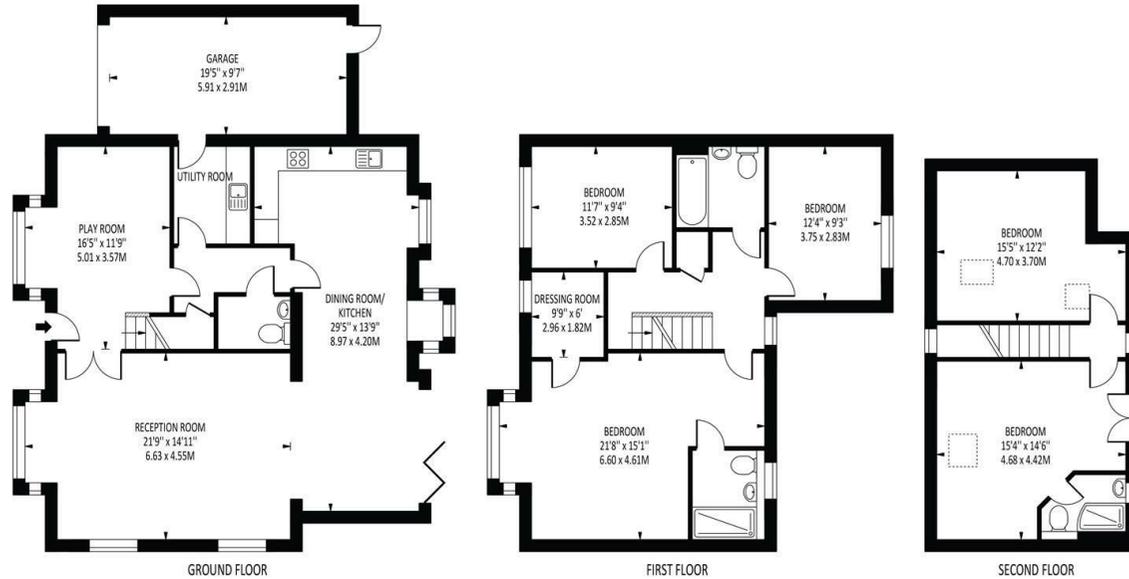


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**Osborne Way**

Total Area: 2328 SQ FT • 216.30 SQ M  
(Including Garage)  
Garage Area : 185 SQ FT • 17.20 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(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	

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.

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