

Manor Crescent, Epsom

The PERSONAL Agent

Guide Price £615,000

Freehold

- Vendor potentially suited
- Popular Manor Park development
- South facing rear garden
- Three bedrooms & two bathrooms
- Downstairs cloakroom
- Spacious lounge & kitchen/dining room
- Driveway with EV charging point
- Attached garage with scope to convert
- Moments from sought after schooling
- Leafy position on periphery of Country Park



Set within the highly sought-after Manor Park development on the western side of Epsom, this well-positioned modern home offers an excellent balance of comfortable accommodation, outdoor space and everyday convenience.

A key attraction is the location, with Horton Country Park and Epsom Common close by, providing woodland walks, bridle paths and cycle routes virtually on the doorstep. David Lloyd Health & Fitness Club and Horton Golf Club are also within easy reach, while Epsom town centre and mainline station are just a short distance away, making this an ideal choice for commuters and families.

The bright and flexible accommodation is arranged over two floors. A generous 16ft x 15ft living room provides an excellent principal reception space, while the kitchen/breakfast room enjoys direct access to the southerly facing rear garden. A downstairs cloakroom, three well-proportioned bedrooms, ensuite shower area to the principal bedroom and family bathroom complete the home.

For families with primary school-aged children, the location is particularly appealing. Stamford Green Primary School, rated Outstanding by Ofsted, is close by, with access to the school grounds available via a nearby bridle path. Just around the corner, this makes the morning school run wonderfully straightforward and adds another layer of convenience to everyday family life.

Outside, the fully enclosed rear garden features a sandstone patio and offers plenty of space to create an attractive area for outdoor entertaining, relaxing or family enjoyment. A door provides direct access to the garage, adding further practicality.

To the front, the driveway provides parking for two cars, making this a well-balanced home that combines a desirable setting, excellent family credentials and useful outdoor space.

For those looking to add further value or space, there is exciting potential to extend the property to the side and rear, subject to the necessary planning consents, with neighbouring homes providing examples of what can be achieved. The garage may also offer potential for conversion, subject to planning permission and any other relevant consents.

The location offers an ideal balance of countryside and convenience. Epsom town centre is within easy reach, providing an excellent choice of shops, cafés, bars, restaurants and everyday amenities, alongside the Odeon cinema and Epsom Playhouse. Meanwhile, the surrounding woodland, commons and bridle paths offer a wonderful escape for walking, running and cycling.

For commuters, Epsom mainline station provides regular services to London Waterloo, Victoria and London Bridge, making this an excellent choice for those travelling into the capital. Combining lifestyle, connectivity and exciting potential, this is a home that offers plenty of scope for the future.

Tenure: Freehold
Council Tax Band: D











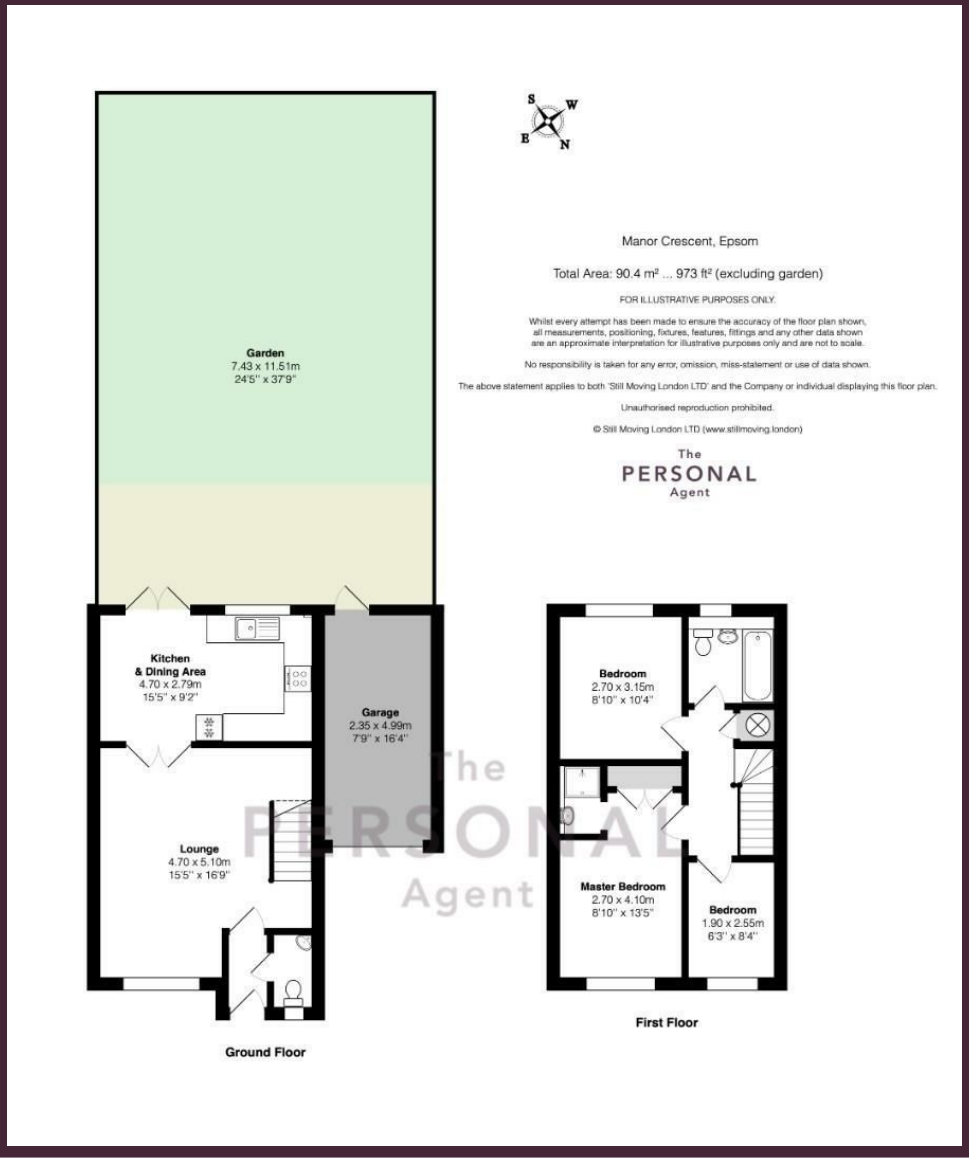


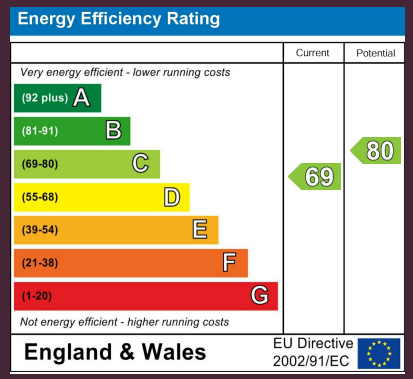












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