



Manor Green Road, Epsom

The **PERSONAL** Agent

Guide Price £765,000

Freehold

- Four spacious bedrooms
- Heart of the Chase Estate
- Popular tree lined road
- Two reception rooms
- Fitted kitchen with granite worktops
- Utility room & d/s cloakroom
- Ensuite shower room
- Upstairs bathroom
- 160ft secluded garden
- Walk to town & station

Located within the heart of the highly sought after Chase Estate just a short walk from Epsom town centre and railway station, The Personal Agent are proud to present this spacious and attractive family home.

Having been sympathetically extended by previous owners with a design to suit modern family living, the property benefits from well balanced accommodation laid out over three floors.

The property is within the catchment of many fantastic local primary and secondary schools, and located within a short walk of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge, as well as the local convenience stores and café which are just a stones throw away.

Also close by is the picturesque Stamford Green conservation area, hundreds of acres of woodland with bridle paths for pleasant walks, Horton Country park and David Lloyd leisure



centre. Due to the anticipated level of interest that we envisage receiving on this home we are recommending immediate inspection as to avoid disappointment.

The ground floor accommodation has flexible and bright space aplenty with a living room to the front with bay window, feature fireplace and plantation shutters. The kitchen is modern with integrated appliances and granite worktops which links directly to a stunning dining/family area that is the perfect space for entertaining and has bi-folding doors opening to the garden. The ground floor is completed by a useful utility room and a downstairs cloakroom.

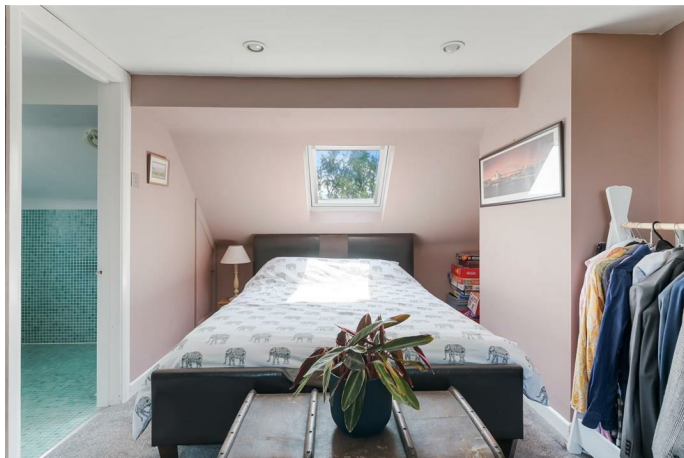
From the well proportioned entrance hall there are stairs to the first floor which offers three generous bedrooms and a spacious family bathroom. The top floor boasts an impressive master bedroom with elevated outlook to the rear, under-eaves storage and a spacious ensuite shower room.

Further noteworthy points to mention include 160ft secluded rear garden with a large paved patio area which is ideal for entertaining on or just relaxing in a sunny enclave and a paved driveway with off-street parking.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - F

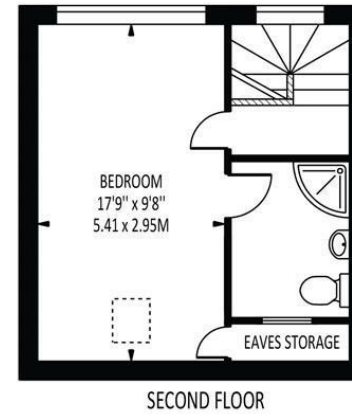
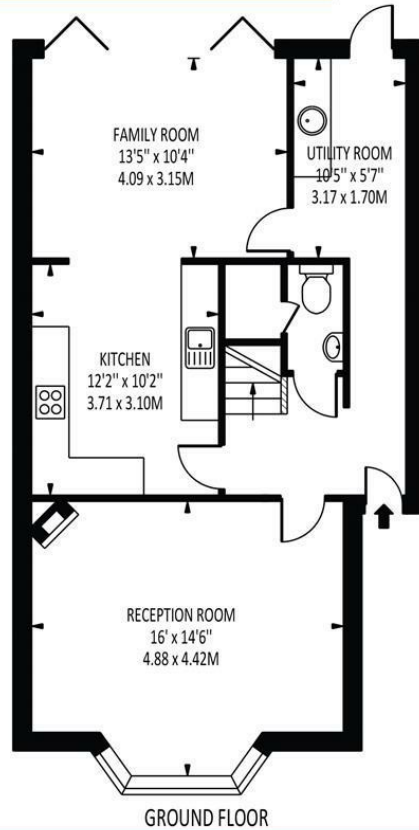




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Total Area: 1459 SQ FT • 135.55 SQ M



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) 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		
	53	70
England & Wales		EU Directive 2002/91/EC

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