Harvester Road, Epsom

The PERSONAL Agent

Offers Over £525,000

Freehold

- Three generous bedrooms
- Two spacious reception rooms
- Conservatory/dining room
- Refitted kitchen with stone worktops
- Updated modern shower room
- Air conditioning to the main bedroom
- Replaced driveway with EV charging point
- Detached brick built stores with electrics
- Short distance to Epsom town centre
- 0.6 mile to Ewell West station (zone 6)

Set within a popular and convenient residential area on the fringes of Epsom and West Ewell, this deceptively spacious three bedroom family home offers 1,062 sq ft of bright, well-balanced accommodation.

Sold to the current owners by The Personal Agent four years ago, the property has since been thoughtfully improved with an updated kitchen, upgraded driveway, landscaped rear garden, tasteful decorative enhancements throughout, an electric vehicle charging point and air conditioning to the principal bedroom.

The property is nicely set back from the road, with the improved frontage and driveway creating an attractive first impression. Inside, a generous entrance hall leads to a spacious living room, separate dining room and conservatory, which provides an additional family or play space overlooking the garden.

The updated kitchen is another highlight, providing a stylish and practical space with direct garden access. Together with the living room, dining room and conservatory, the ground floor offers an excellent balance of defined yet connected spaces for everyday family life and entertaining.

Upstairs are three well sized bedrooms, with fitted wardrobes to all bedrooms. The principal bedroom also benefits from full air conditioning, while a modern family shower room and generous loft space complete the first floor accommodation.

Outside, the rear garden has been significantly improved and now provides an attractive, private space for entertaining and family life. Two detached brick built outbuildings, both with power and lighting, offer excellent storage and potential for hobby, workshop or home-working use.

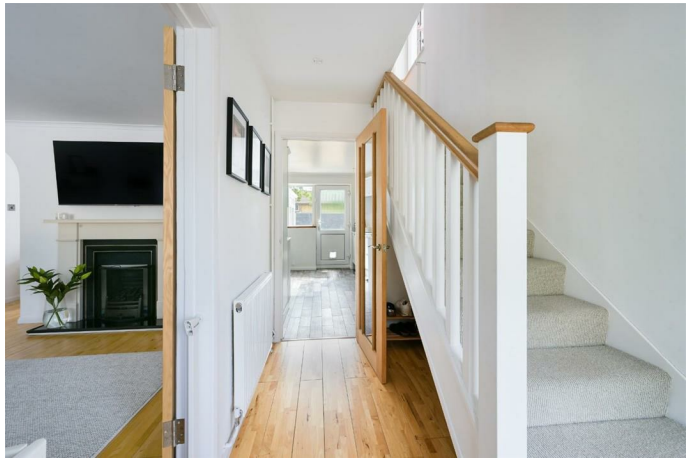
There remains potential to extend the property to the rear and side, subject to the usual planning consents, giving the home excellent long-term flexibility if additional accommodation is required.

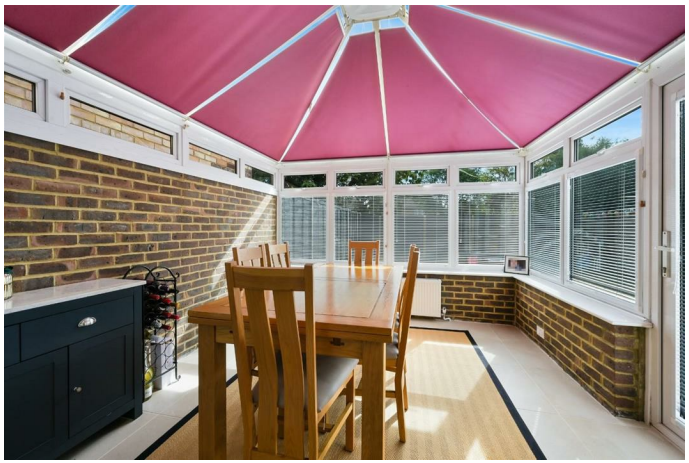
The location is equally convenient, with Epsom town centre and its shops, restaurants and leisure facilities within easy reach. Ewell West railway station, in Zone 6, is approximately 0.6 miles away and provides direct services towards London, while the area is also well served by highly regarded local schools.

Nearby footpaths and bridleways connect to the Hogsmill Nature Reserve and onward towards Ewell Village, while Epsom Downs and its extensive open spaces are also within easy reach.

In our view, this home offers considerably more than first meets the eye. The combination of over 1,000 sq ft of flexible accommodation, three generous bedrooms, multiple reception spaces, an improved kitchen and garden, air conditioned principal bedroom, EV charging and powered outbuildings creates a particularly practical and well-equipped family home. An internal viewing is highly recommended.

Tenure – Freehold
Council Tax Band – D





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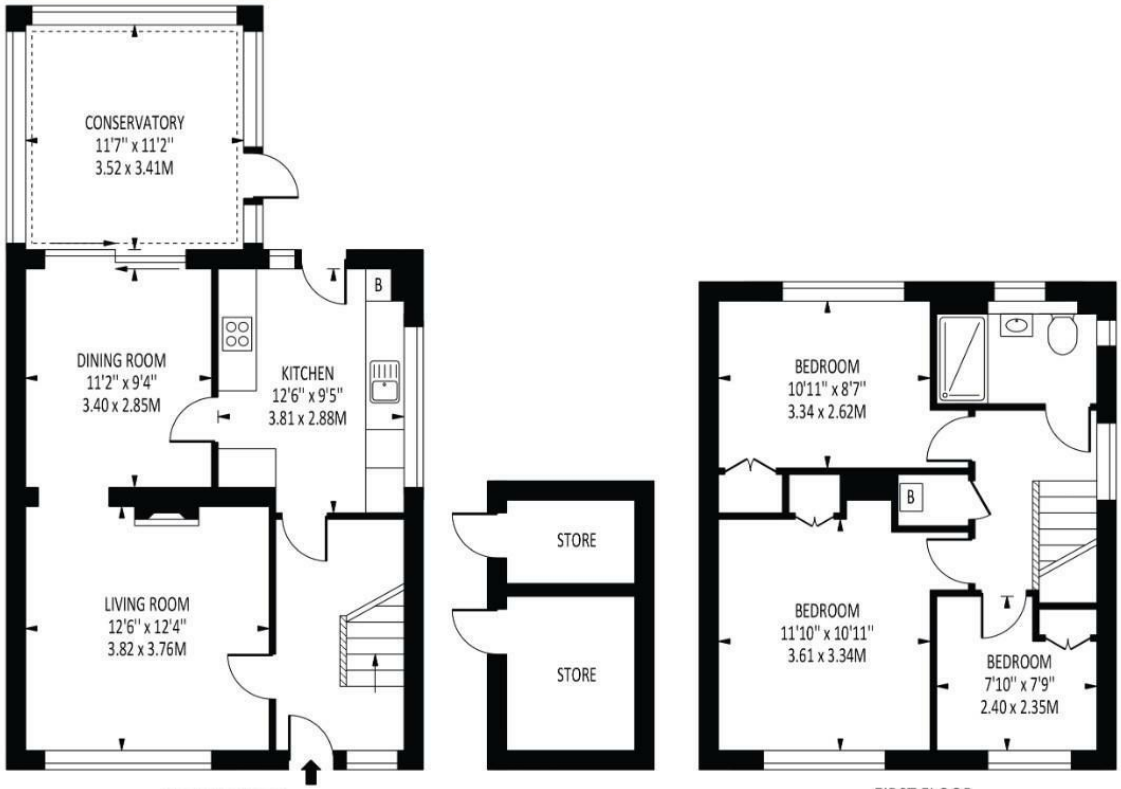
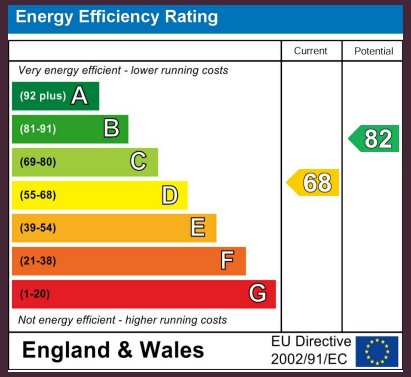
The PERSONAL Agent

Harvester Road

Total Area: 1062 SQ FT • 98.66 SQ M
(Excluding Stores)





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Any intending purchaser or lessee should satisfy themselves by inpspection, 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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