



Meadway, The Chase Estate, Epsom

The PERSONAL Agent

# Guide Price £1,100,000

## Freehold

- First time to the market since built in 1965 with no onward chain
- Sought after Chase Estate location
- Four bedroom detached on 0.16 acre plot
- Two receptions and conservatory
- Family bathroom and d/s shower room
- Separate garage and parking for 2 cars
- South easterly facing secluded rear garden
- Walking distance to town, station and park
- Excellent local schools all within reach
- Scope to extend STPP

Set within the very heart of the highly coveted Chase Estate, in a quiet and well-regarded residential road, this charming four bedroom detached family home is offered to the market for the very first time since its construction in 1965.

Having remained in the same ownership for over 60 years, the property presents a rare opportunity to purchase a long-held family home in this prized location.

Positioned centrally within a generous plot of approximately 0.16 of an acre, the home enjoys a wonderful South-Easterly facing rear garden, allowing natural light to flood the property throughout the day



and creating a bright and uplifting living environment.

The appeal of this location is undeniable, exceptionally well served by some of Surrey's most highly regarded state and independent schools. Epsom town centre, the mainline railway station and beautiful open green spaces are all within easy walking distance.

Internally the house is in excellent order throughout, thoughtfully cared for by its current owners and entirely comfortable to move straight into, while simultaneously offering meaningful scope to extend or reconfigure, subject to the usual planning consents. Many neighbouring homes have already successfully done so, and the potential here is considerable.

Externally, the mature front and rear gardens wrap around the home and are a particularly special feature, offering a high degree of privacy and seclusion, alongside excellent orientation. The frontage provides a drive with parking for two cars and access to the stand alone garage and store.

Opportunities such as this are exceptionally rare, particularly on this road, and we anticipate strong interest from buyers looking to secure a long-term family home in one of Epsom's most desirable settings.

Early enquiries are strongly encouraged to avoid disappointment.

Tenure- Freehold  
Council Tax Band- G



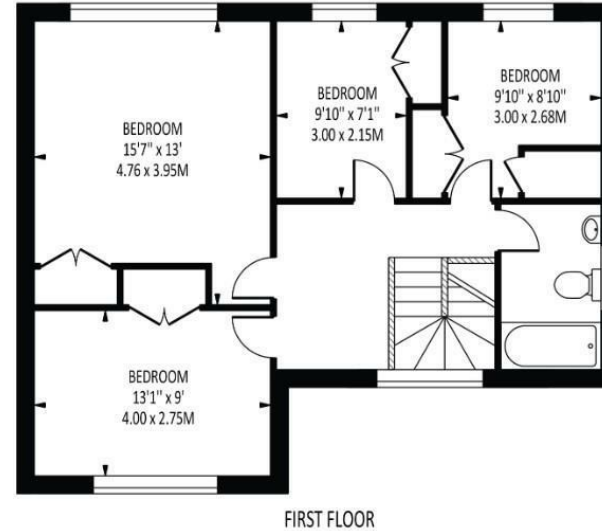
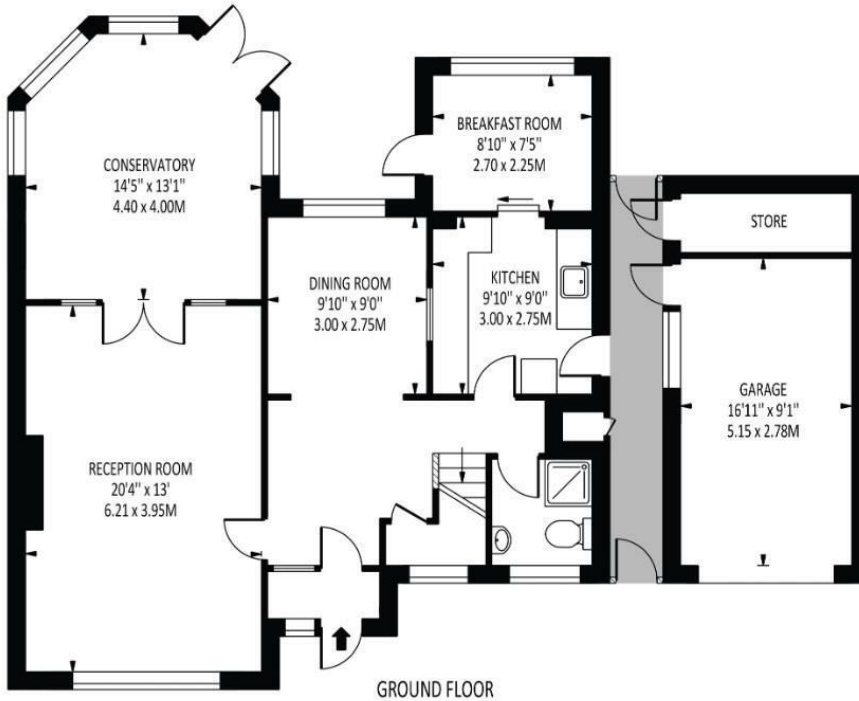


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### Meadway

Total Area: 1757 SQ FT • 163.23 SQ M  
 (Including Garage & Store)  
 Garage Area : 154 SQ FT • 14.32 SQ M  
 Store Area : 31 SQ FT • 2.90 SQ M



GROUND FLOOR

FIRST FLOOR

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		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

