



Aston Way, Epsom

The **PERSONAL** Agent

# Guide Price £775,000

## Freehold

- No onward chain
- Desirable residential road
- Four generous bedrooms
- 20ft x 17ft living/dining room
- Integrated kitchen with dining area
- Two further reception rooms
- Family bathroom with separate shower
- Well designed garden & outside cooking area
- Integrated garage
- Off street parking

**\*\*NO ONWARD CHAIN\*\*** This detached family home is set within a desirable residential road to the South of Epsom town centre and within easy reach of Epsom mainline station, and the open spaces of The Downs.

The property is deceptively spacious and offers generous accommodation laid out over two floors, with an impressive 20ft x 17ft living room to the rear of the property with access directly to the garden, which has been thoughtfully designed to provide a brilliant entertaining space.

This spacious and well-appointed home is well presented but offers a blank canvas for the purchaser to place their own stamp on certain areas or extend further STPP.

The Personal Agent are delighted to offer to the market this detached family home. Occupying a good sized level plot on the favoured south side of Epsom town centre, this impressive property has been home to the current owner for over two decades.

Arranged over two floors the current accommodation extends to some 1549 sq ft (including the integral garage) and would lend itself to being extended further if desired (STPP).



As you enter the front door you are welcomed into the spacious accommodation by a practical entrance hall, ideal for storing shoes after a long walk in the many outdoor spaces nearby and a useful downstairs WC.

The 20ft x 17ft living room is the real hub of the home and has double doors that lead to a patio area and outside cooking space perfect for entertaining during the warmer months.

The kitchen itself has all the integrated appliances you would expect from a modern space and has a useful dining area which can fit a dining table and chairs. The ground floor is completed by two further receptions which could be used as office space, children's playroom or snug and there is a utility room that is accessed via the garden.

On the first floor there are four well-proportioned bedrooms and a spacious family bathroom with separate bath and shower. Further noteworthy points to mention include a secluded and mature rear garden and to the front of the house is a garage and a driveway for off street parking.

It is rare for us to see a detached house in this road that is so nicely balanced and with an abundance of natural light.

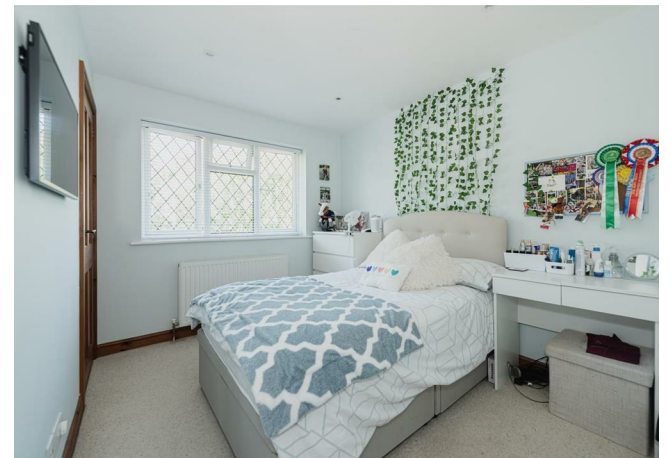
School catchment and access to Epsom station and the open spaces of The

Downs are all catered for perfectly and an immediate viewing is essential.

There is a bridle path, Rifle Butts Alley, which runs only a stones throw from the front door. This gives ready access to a popular off-road walking and cycle route. Walking uphill towards the Downs, the route is bordered by fields on either side with horses in them, and climbs to Epsom golf course and ultimately to Epsom Downs. Walking downhill towards Epsom, the path offers a convenient and peaceful route to Epsom, suitable for walking or cycling, which largely avoids traffic.

The popular market town 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. Viewing highly recommended. Sole agent.

Tenure - Freehold  
Council tax band - F







Ground Floor

Aston Way, Epsom

Total Area: 143.9 m<sup>2</sup> ... 1549 ft<sup>2</sup> (excluding outside cooking area)  
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| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

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