



The Greenway, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Backing directly on to Epsom Common
- Fantastic 67ft x 44ft rear garden
- Attractive semi-detached property
- Three generous bedrooms on first floor
- Further en-suite guest bedroom on ground floor
- 20ft kitchen linking to breakfast area
- 27ft living/dining area
- Modern family bathroom
- Walk to town centre/good school catchment
- Huge scope for further extension (STPP)



The Personal Agent are pleased to present this wonderful opportunity to acquire a cleverly extended and well proportioned semi detached home located in one of the best positions within Epsom's Wells Estate.

Benefitting from flexible and spacious accommodation, the property offers huge scope for further extension (STPP) and a stunning 67ft x 44ft rear garden with pedestrian access directly out onto Epsom Common to the rear, this really is a wonderful family home.

The property is located in the heart of the popular Wells Estate which itself is within the catchment area of very good local schools with Ofstead outstanding status and a short distance from Epsom town centre and railway station.

Set on the periphery of Epsom Common you can step out your door and at the end of the garden you are surrounded by

hundreds of acres of woodland and the picturesque Stamford Green nature reserve nearby with its popular green, public house and duck pond.

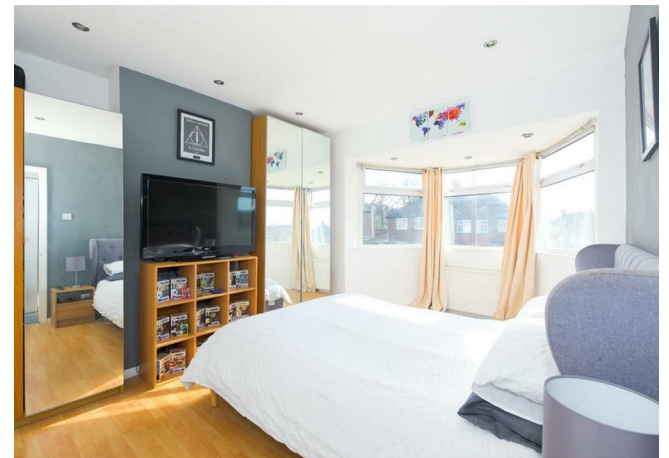
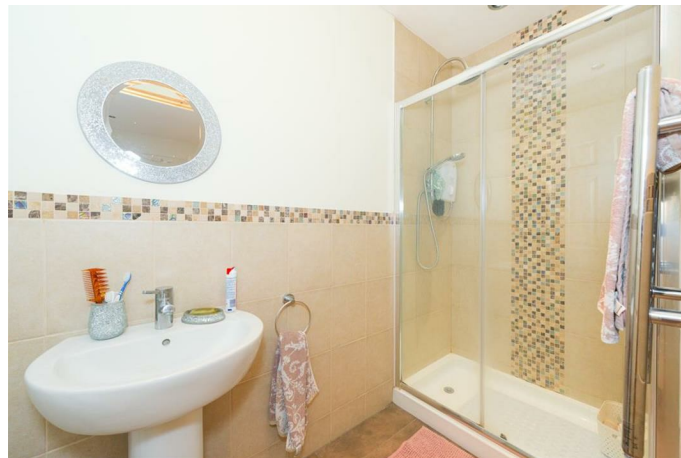
This wonderful home should be viewed first hand to be fully appreciated, as in our opinion it enjoys one of the best positions within the road. With ample off street parking in addition to the beautifully private rear garden, the property is one of the larger style semi's on the development and this can really be felt with the space on offer. To the ground floor there is a spacious entrance hall, through 27ft lounge/diner with bay window, generous 20ft kitchen with breakfast & utility area and a spacious ground floor guest bedroom with en-suite shower room. Upstairs there are three very well proportioned bedrooms and the modern family bathroom to complete this well balanced home.

The property offers great scope for extension both up into the

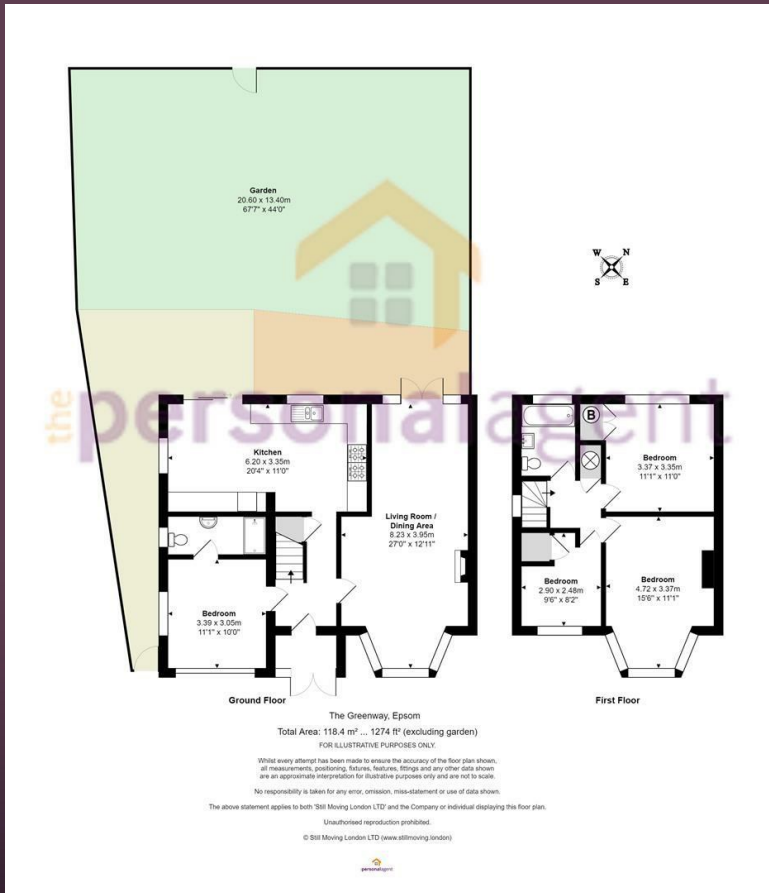
loft, to the rear and over the garage (STPP). There is also significant scope for the successful buyer to customise the property and reconfigure the space to suit their own requirements and create their own dream layout.

The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses. This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station via a footpath that links the common to the high street at a distance of 1.1 miles which is typically a 22 minute walk.

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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