



Cavell Way, Epsom

The **PERSONAL** Agent

Guide Price £1,075,000

Freehold

- Detached family home
- 2214 sq ft of accommodation
- Five spacious bedrooms
- Three bathrooms & walk-in wardrobe
- Three generous reception rooms
- Conservatory
- Fitted kitchen with breakfast area
- Utility room & d/s cloakroom
- Secluded Westerly facing garden
- 18ft garage & private driveway

Set within a small cul-de sac of just one other home and fronting directly on to a communal green and parkland, The Personal Agent are proud to present this impressive five bedroom detached family home, offering approximately 2214 sq ft of flexible and spacious accommodation within the heart of the ever popular Manor Park development.

Being located on the periphery of Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre as well as being a short distance from the town centre, railway station and the much requested and sought after Stamford Green primary school, making this home a fantastic prospect.

The property was built in 2000 and it is the first time it is being sold since new. Such is the rarity of a house in this location we are advising immediate inspection to fully appreciate the flexible accommodation and the unrivalled position it enjoys. Sole agent.



From the moment you arrive, you can feel why this home is so special. Whether its the outstanding position within this select cul-de sac or the high quality of presentation throughout, the first impression immediately sets the tone.

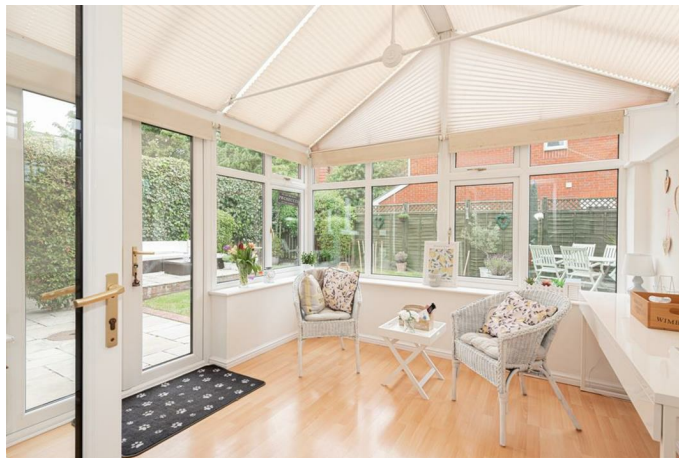
The practical enclosed porch opens to a generous and welcoming entrance hall leads to three flexible reception rooms, currently being used as a living room, dining room and family room, whilst the large kitchen/breakfast room certainly is the hub of the home and links to a conservatory. From a practical sense the ground floor is completed by a utility room, larder cupboard and downstairs cloakroom. Upstairs the impressive accommodation continues with the master bedroom that enjoys a walk-in wardrobe and en-suite shower room, bedrooms two and three that link to a Jack & Jill en-suite shower room and the two remaining bedrooms that are served by a family bathroom.

Further noteworthy points to mention include the 18ft single

garage with a large private driveway to the front providing off street parking for two/three cars and further additional parking bays on nearby roads and a huge loft space with scope for conversion STPP. The direct Westerly facing rear garden has been cleverly designed and landscaped to provide three defined seating areas that are perfect for day to day life as well as entertaining family and friends. The garden enjoys a good degree of privacy and security with side access and a lockable gate.

The location is fantastic with direct access to the country park with its bridle paths, green protected open space and easy access to David Lloyd leisure centre, within the catchment area for an 'outstanding' Ofsted rated primary school and excellent secondary schools whilst all the while Epsom Town Centre and railway station are just a short distance away.

Council Tax Band G.

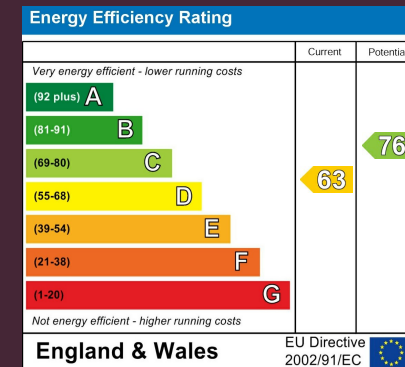






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Total Area: 205.7 m² ... 2214 ft² (excluding garden)
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