



Lady Forsdyke Way, Epsom

The **PERSONAL** Agent



# Offers Over £900,000

## Freehold

- Highly desirable position
- Heart of Clarendon Park
- Five well proportioned bedrooms
- Approaching 1880 Sq. Ft in total
- Generous living room
- Stunning 27ft kitchen/diner
- Master bedroom & en-suite
- Guest bedroom with en-suite
- Family bathroom & d/s cloakroom
- South facing 44ft x 38ft garden



Enjoying a fantastic position within the heart of the highly sought after Clarendon Park, this attractive and substantial detached family home benefits from five well proportioned bedrooms and a truly stunning 27ft kitchen/dining room that opens to the secluded South facing 44ft x 38ft walled rear garden.

The property enjoys a fantastic corner position at the entrance of a small close and benefits from double width driveway and further side garden. Being just a short drive from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes, practicality is never far away.

As you step into the generous entrance hall the amazing amount of natural light is immediately apparent as is the well thought-out blend of versatile extended accommodation.

Just a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre, due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate this fine home.

The property benefits from incredibly balanced accommodation comprising a spacious entrance hall, double aspect living room, 27ft kitchen/dining room which seamlessly links to the garden creating the heart of the home and an excellent entertaining and social space, there is also a useful one and a half size garage space with room for utilities and the downstairs cloakroom.

The well balanced accommodation continues on the first floor with four well proportioned bedrooms, three of which have fitted wardrobes. The master is served by a modern en-suite and there is a modern family bathroom on this floor too.

Another 'wow' factor is the 22ft guest bedroom on the second floor which enjoys a modern en-suite shower room, ample storage and the flexibility to be used as a bonus/play room as well as a bright and spacious guest room.

The South facing rear garden is absolutely stunning and measures an impressive 44ft x 38ft, making it larger than most other homes on the development. Being partially walled and due to its corner position it really does enjoy a tremendous amount of privacy that is often so rare in modern homes.

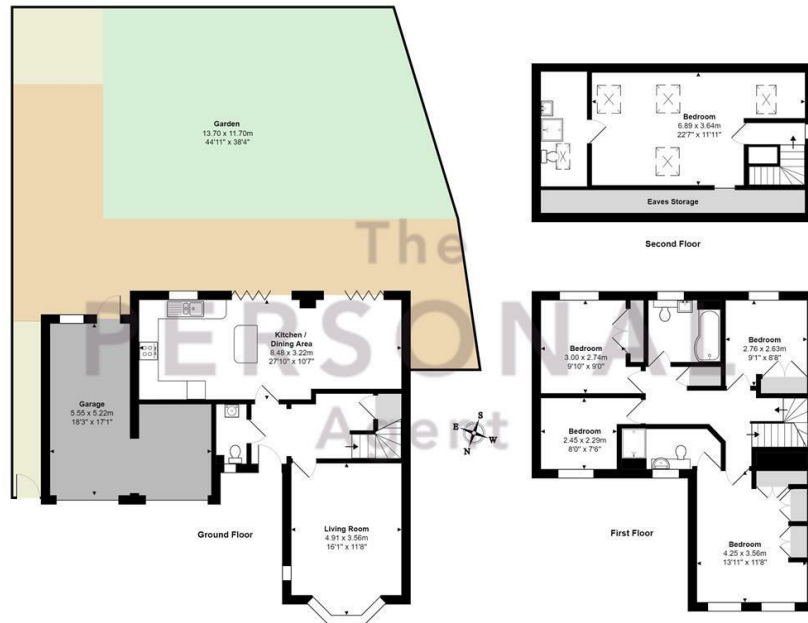
Further noteworthy points to mention include a generous one and a half size garage with electric doors, which offers further scope to convert part or the remainder to living space, driveway with parking for two cars, close proximity of green open spaces and the surrounding country park as well as good school catchment.

Viewing highly recommended. Sole agent.









Lady Forsdyke Way, Epsom.  
Total Area: 174.3 m<sup>2</sup> ... 1876 ft<sup>2</sup> (excluding eaves storage, garden)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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