



Farriers Road, Epsom



# Guide Price £400,000

## Freehold

- Two double bedrooms
- Kitchen/breakfast room
- Downstairs W.C
- First floor living room
- Family bathroom
- Carport & driveway
- Further allocated parking space
- Secluded south/easterly facing rear garden
- Short walk to town & station
- Popular residential area



Enjoying a highly convenient location coupled with a fantastic position, this spacious and well presented town house warrants immediate inspection to fully appreciate the well balanced and bright extended accommodation on offer.

Set within a cul de-sac on this popular residential development, these deceptively spacious townhouses are rarely available and the generous kitchen/breakfast room really creates the perfect day to day living space and is also brilliant for entertaining.

Farriers Road provides the perfect balance for someone seeking a highly convenient location blended with a quiet and tucked away position.

The property is within a short walk of local amenities and with Epsom town centre and railway station just 0.65 of a mile away and just 0.75 of a mile from the zone 6 Ewell West station, a

better positioned home for commuting would be a struggle to find.

The Personal Agent are proud to present this modern home that seamlessly blends a contemporary feel with all of the benefits of a practical home. The ground floor accommodation flows effortlessly with a sizable kitchen/breakfast room with French doors to the rear garden. The ground floor is completed by a cloakroom.

The impressive accommodation continues on the first and second floors with a large living room and two excellently proportioned double bedrooms that are served by the spacious four piece bathroom. Outside there is a carport/driveway to the front with parking for one car that completes this particularly well balanced home, there is also the added benefit of a further allocated parking space.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links. Nearby Epsom High Street 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. 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.














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>63</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 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.







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