



Parkview Way, Epsom



Offers Over £825,000

Freehold

- Stunning modern living at its best
- 2034 Sq. Ft of space
- Unrivalled outlook over parkland
- Four generous double bedrooms
- Impressive kitchen/dining/family room
- 22ft living room with private balcony
- Master bedroom with private balcony
- En-suite shower room
- Family bathroom & d/s cloakroom
- Professionally landscaped garden



Backing onto private parkland, this extremely well appointed and immaculately presented semi-detached family home offers 2034 Sq. Ft of flexible and bright accommodation. The property has been specifically designed to offer everything you could require for wonderfully balanced modern family living.

The property enjoys a fantastic position within the Parkviews development and benefits from being just a short walk from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes.

The property was built by Messers Crest Nicholson in 2012 and in our opinion enjoys arguably the very best position with an unrivalled outlook over the surrounding parkland to the rear.

As you step into the generous entrance hall the high quality of finish is immediately apparent as is the well thought-out blend of versatile accommodation. The stunning kitchen/dining/family room not only offers the perfect space for entertaining but also benefits from high quality fitments and double doors opening to a private landscaped rear garden that has been recently remodeled.

The ground floor goes on to provide a downstairs cloakroom and larger than average integrated garage. The first floor provides a stunning 22ft living room with double doors to a private balcony with stunning South/Easterly views over open parkland and is completed by two double bedrooms and the family bathroom.

On the second floor there is an impressive master suite with en-suite shower room and doors to its private balcony with glass balustrade and a stunning elevated outlook over the communal grounds of this popular residential development. The third bedroom is a large double and there is eaves storage and loft storage accessed off of the landing which provide potential to be converted into further living space STPP and if desired.

Noteworthy points to mention are the numerous upgrades including under floor heating throughout the ground floor, porcelain tiles, recessed ceiling speakers, individual thermostats to each room, alarm system and the energy efficient air source heat pump heating to name but a few. Viewing is essential to fully appreciate this spacious family home. Sole agent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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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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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