



Cuddington Glade, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Bold Corner Plot
- Modern Semi Detached Home
- Four double bedrooms
- Surrounded by parkland
- Walk to Town & Station
- Living room and play room
- Downstairs cloakroom
- Council tax band – D
- Refurbished ensuite shower room
- E9/E10 Bus Route

Surrounded by parkland on the periphery of Epsom Common yet within easy walking distance of Epsom town centre and railway station, this sought after yet rarely available development offers practicality and contemporary living that is perfectly balanced with countryside views to the rear, providing a semi-rural feel.

Cuddington Glade is a small development of just 13 stylish homes that were finished in 2011. The properties boast an impressive specification throughout and our client's end of terrace home is one of the four properties on the development which benefits from an impressive corner plot offering the potential to extend to both the rear and side (subject to planning permission).

Set around a landscaped central courtyard with wonderful views over the surrounding country park, it is hard to imagine that you are less than one hours commute from London. With its desirable position, well proportioned accommodation and the delivery of the high quality finish throughout we fully expect this will prove to be a popular property. Sole agent.



As soon as you step through the front door the quality feel is immediately evident. The spacious and welcoming entrance hall sets a brilliant first impression and links to a large kitchen/breakfast room which truly is the heart of the home. The spacious lounge enjoys French doors to the garden and seamlessly links to the dining room, which could also be utilised as a playroom. The ground floor is completed by a handy cloakroom.

The first floor is just as impressive with four genuine double bedrooms, ensuite shower room, family bathroom and an abundance of storage. Outside, the garden is a wonderful space and enjoys welcome seclusion. The central courtyard to the front really sets the tone for the development and parking is served by one allocated bay with the use of a second space.

Despite being set in an idyllic position surrounded by parkland, the Town Centre is within walking distance and offers a wide range of shops, restaurants and amenities as well as excellent train links into London Waterloo and London Victoria. There are

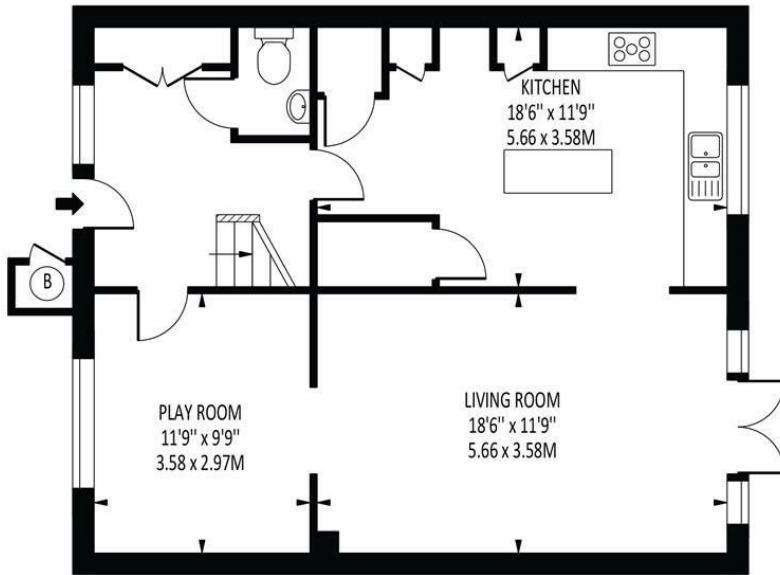
also some fantastic schools in the area including Stamford Green Primary School and Rosebery girls school.

The Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park is about 1/4 of a mile away. With the picturesque green, duck pond and the Cricketers pub and the mainline station also just a fifteen minute walk away, it is hard to imagine a better located home.

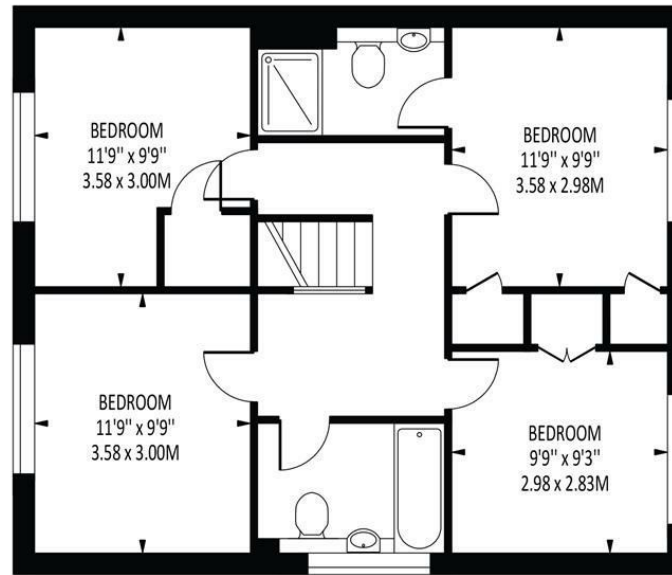
Tenure - Freehold
Communal service charge - £35pcm
Council tax band - D







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales		EU Directive 2002/91/EC

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