



Cavell Way, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £500,000 Freehold

- Two double bedrooms
- Modern end of terrace
- Manor Park development
- 17ft living room
- Kitchen/dining room
- Ensuite shower room
- Upstairs bathroom
- Low maintenance South Easterly facing garden
- Driveway with parking for two cars
- Stones throw of several pleasant walks

Located within a popular road on the highly desirable Manor Park, The Personal Agent are especially proud to offer this deceptively spacious and very well presented end of terrace home.

Benefitting from a stylish feel throughout with true contemporary touches, the property offers extremely well balanced accommodation laid out over two floors with early inspection being strongly advised to avoid disappointment.

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 Stamford Green primary school making this home ideally positioned.

A particular feature is the spacious living area which links to the kitchen/diner and provides a fantastic entertaining space, there are French doors leading directly to the private rear garden.



As you step through the front door into the welcoming entrance hallway the standard of presentation is immediately evident. The stunning open plan living area is a fantastic size which links seamlessly to the contemporary fitted kitchen/diner that makes a truly social entertaining space.

The first floor comprises of a good sized principal bedroom with built-in wardrobes and a luxury ensuite shower room, a further double guest bedroom with fitted cupboards and a contemporary family bathroom.

Another noteworthy point to mention is the driveway with parking for two cars to the front, side gate with access to garden and further visitors parking bays located close to the property.

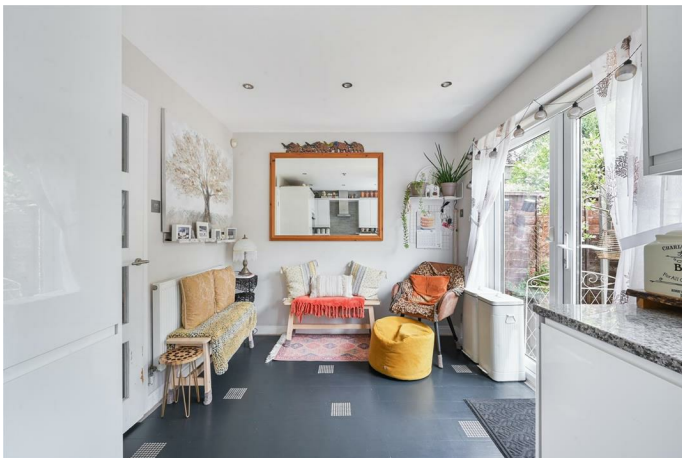
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés,

restaurants and pubs available locally.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold  
Council tax band - D



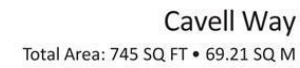









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This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p><b>86</b></p> <p><b>70</b></p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 

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# The PERSONAL Agent

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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.



