



Jenner Way, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Exclusive cul de sac of just four detached homes
- Fronting onto an attractive private central green
- Direct access through to Horton Country Park
- Four well proportioned bedrooms
- Refitted ensuite and family bathroom (circa two years ago)
- Triple aspect living room with bi fold doors
- Double aspect kitchen/dining room
- Landscaped garden with electrically operated louvred pergola
- Detached double garage and double driveway
- Potential for no onward chain

Fronting onto an attractive private central green and tucked away within an exclusive cul de sac of just four detached homes, The Personal Agent are especially proud to present this beautifully maintained family home, occupying one of the most peaceful and rarely available positions within the highly regarded Clarendon Park private estate.

Having been cherished by the current owners for the past 20 years, this is a home that has truly been enjoyed. They have loved raising their family here, with the adjoining central green providing a wonderful extension of the garden where children could safely play and explore before venturing directly through to the open spaces of Horton Country Park. It is this unique setting, combined with the strong sense of community and tranquillity, that has made the property such a special place to call home.

Beautifully presented throughout, the property immediately impresses from the moment you step inside. A welcoming central entrance hall enjoys uninterrupted views through the home via striking bi-fold doors, creating an abundance of natural light and a wonderful first impression. The spacious double aspect kitchen/dining room provides the perfect space for everyday family life and entertaining alike, whilst the generous triple aspect living room enjoys a delightful outlook over the green to the front together with bi fold doors opening directly onto the rear terrace, seamlessly connecting inside



and out. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the principal bedroom enjoys lovely views across the central green and benefits from a beautifully refitted contemporary ensuite shower room. Three further well proportioned bedrooms are served by an equally impressive family bathroom, with both bath and shower rooms having been tastefully modernised approximately two years ago to a high standard.

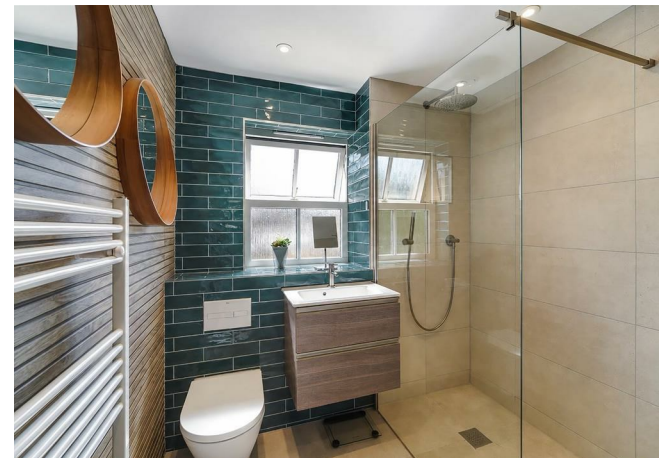
The South/West facing garden has been thoughtfully landscaped to create a superb outdoor entertaining space. A generous paved terrace leads to a substantial covered pergola, complete with an electrically operated louvred roof that allows you to enjoy the space whatever the weather, whilst professionally designed and mature planted borders provide colour, privacy and interest throughout the seasons.

Externally, the property continues to impress with a double width driveway leading to a detached double garage. Of particular note, previous planning permission had been granted to create additional accommodation above the garage, providing reassurance that the property has the potential to evolve alongside a growing family's needs should future owners wish to explore this opportunity (subject to any necessary consents).

Clarendon Park is one of Epsom's most prestigious private residential estates,

renowned for its peaceful surroundings, attractive street scene and immediate access to the rolling countryside of Horton Country Park. Miles of walking, cycling and bridle paths are quite literally on your doorstep, whilst David Lloyd Leisure Centre is also within easy reach. Ewell West railway station (Zone 6) is just over a mile away, providing direct services to London Waterloo in approximately 34 minutes, making this an ideal location for families and commuters alike.

Tenure- Freehold
Council tax band- G



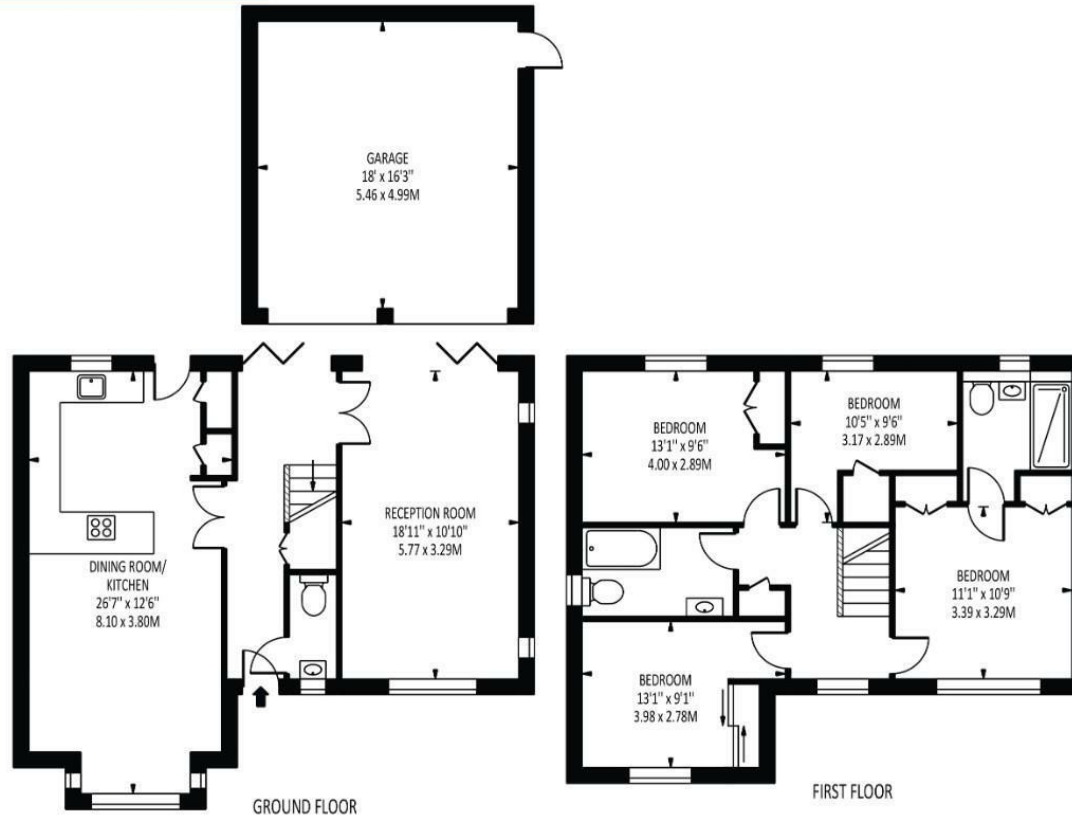


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Total Area: 1623 SQ FT • 150.81 SQ M
(Including Garage)
Garage Area : 293 SQ FT • 27.25 SQ M



Disclaimer: For Illustration Purposes only

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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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