



Chartwell Place, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Detached family home on bold corner plot
- Four well proportioned bedrooms
- 1746 sq ft of well balanced accommodation
- Two reception rooms
- Modern Kitchen
- Family bathroom and ensuite
- Double length garage
- Parking to the front
- Opportunities to extend (STPP)
- Catchment of fantastic schools

Positioned on a bold corner plot and set within one of the most highly sought after residential pockets of Epsom, this impressive four bedroom detached home offers an exceptional opportunity to secure a substantial family property just moments from the town's vibrant centre. The house combines generous proportions, a peaceful setting and outstanding convenience, perfect for those seeking space without compromising on lifestyle.

Extending to approximately 1,746 sq ft and having been subject to a refurbishment programme, the property is thoughtfully arranged for modern family living. The ground floor features a welcoming entrance hall with cloakroom and excellent storage, a spacious lounge with door opening directly onto the rear garden, a separate dining room ideal for entertaining, and a modern fitted kitchen. Double glazing and central heating ensure year round comfort throughout.

Upstairs, four well proportioned bedrooms all benefit from built in wardrobes, offering practical storage solutions. The principal bedroom enjoys its own ensuite shower room, while a contemporary family bathroom serves the remaining rooms, creating a balanced and functional layout suited to growing families.

Externally, the home continues to impress with a generous frontage, private



driveway and attached single garage. The rear garden, measuring approximately 27ft by 47ft provides a wonderful space for outdoor dining, play or relaxation and is not overlooked. With potential for extension or garage conversion (subject to the necessary planning permissions), the property presents exciting scope for buyers to personalise and further enhance an already substantial home.

Offering a rare blend of tranquillity, convenience and future potential in the very heart of Epsom, this detached residence represents an outstanding lifestyle opportunity in a prime Surrey location.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

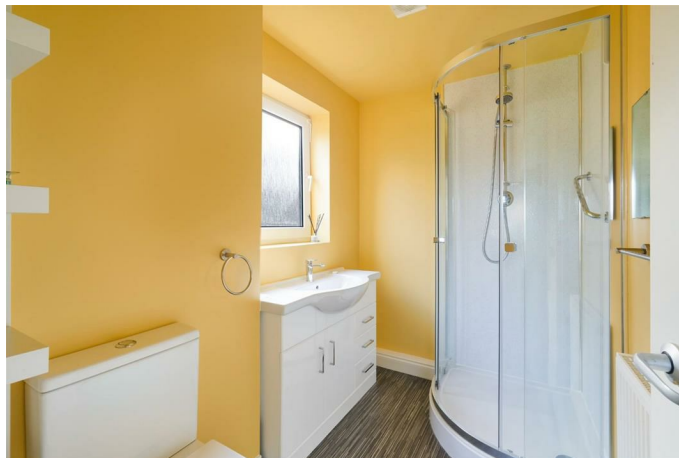
For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly

rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsland. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tennure: Freehold
Council Tax Band: G



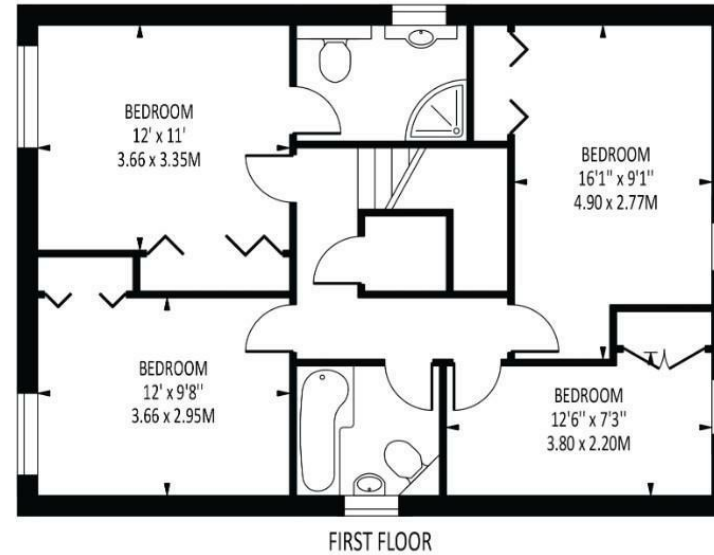
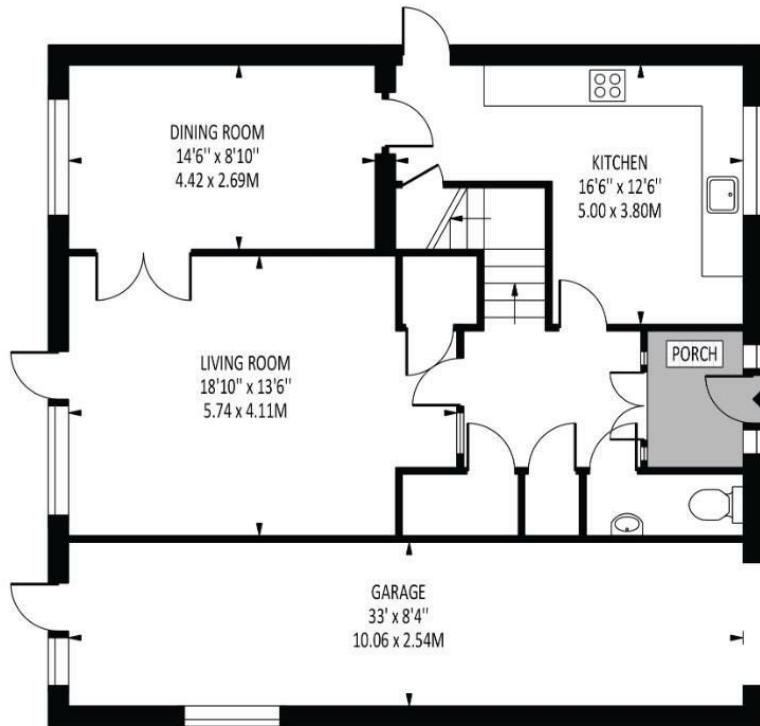


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Chartwell Place

Total Area: 1746 SQ FT • 162.17 SQ M
(Including Garage)
Garage Area : 275 SQ FT • 25.55 SQ M



GROUND FLOOR

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
		EU Directive 2002/91/EC
England & Wales		

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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.

