



Mannamead, Epsom

The **PERSONAL** Agent

# Guide Price £600,000

## Freehold

- Attractive detached home
- Popular cul-de sac location
- Three bedrooms
- Spacious living/dining room
- Modern fitted kitchen
- Updated bathroom & en-suite
- Downstairs cloakroom
- Garage with driveway
- 48ft x 39ft secluded garden
- Periphery of the open spaces of Epsom Downs



Enjoying a great position within a quiet and highly desirable cul de sac which backs on to woodland and the rolling countryside of the Epsom Downs, this attractive detached family home is presented in very good order throughout and warrants immediate inspection to fully appreciate the flexible and spacious accommodation provided.

Offered in great order throughout and with accommodation that enjoys an abundance of natural light and flows in a very practical way, this fine family home really does cover all bases.

Just a short distance from the property you have access to a bridle path that leads to ancient woodland walks and the wide open green spaces of the Downs, that stretch from Headley to Walton on the Hill and Tadworth.

The Woodland Trust have created England's First World War

Centenary Wood on the border of Langley Vale with 640 acres of rolling hills and grassy fields to enjoy too.

The Personal Agent are delighted to present to the market this attractive detached home. Set in a superb position towards the end of this peaceful cul de sac with a garage, parking and level garden.

The ground floor accommodation comprises an entrance hall, downstairs WC, modern kitchen with integrated appliances and a spacious, dual aspect lounge/diner with doors out to the rear garden. Upstairs there are three bedrooms. Both the family bathroom and en suite shower room have been updated to a good standard.

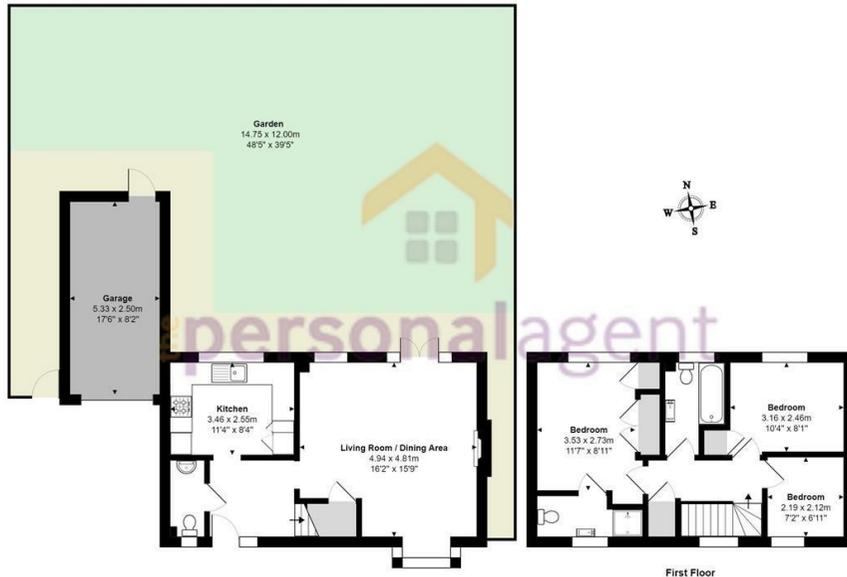
There is a garage to the side of the property as well as a driveway and there is additional on street parking in the cul de sac. The rear garden is a good size for a modern home and is mainly laid to lawn with a flagstone patio.

Langley Vale village is set on the fringes of Epsom Downs, home to The Derby. The area is largely residential but does offer a local shop and petrol station, primary school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. 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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure: Freehold







**Ground Floor**

Mannamead, Langley Vale, Epsom

Total Area: 96.8 m<sup>2</sup> ... 1042 ft<sup>2</sup> (excluding garden)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	69
(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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