



Manor Crescent, Epsom

The **PERSONAL** Agent

# Guide Price £475,000

## Freehold

- Popular Manor Park
- Two double bedrooms
- Living/dining room with doors to garden
- Modern re-fitted kitchen
- Downstairs cloakroom
- Main bathroom
- Secluded rear garden
- Driveway with parking
- Periphery of Country Park
- Walk to Town & Station



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

Benefitting from a modern and 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 of the property is its living/dining room

which provides a fantastic entertaining/social space with 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 living area is a fantastic size which links seamlessly to the garden, the modern re-fitted kitchen is offered in excellent order and has ample space for a breakfast table and chairs, whilst the ground floor accommodation is completed by the downstairs cloakroom. The first floor comprises a good sized master bedroom with built-in wardrobes, second double bedroom and a modern family bathroom.

A further noteworthy point to mention is the driveway with parking to the front for two cars and further visitor's parking bays located close by to the property.

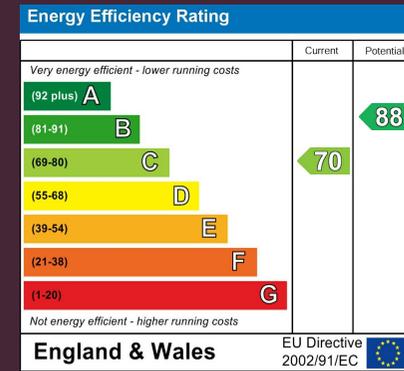
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety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

