



The Knolls, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- No ongoing chain
- Cul de sac location
- Detached family home
- Three well proportioned bedrooms
- 29ft x 20ft living/dining room
- Separate kitchen
- Downstairs shower room & upstairs bathroom
- Pretty, fully enclosed garden
- Driveway & garage
- Close to Nork Park & the Epsom Downs

Enjoying a fantastic position towards the head of a small cul de sac on the periphery of the world famous Epsom Downs, this deceptively spacious detached family home warrants immediate viewing to fully appreciate its position, flexible accommodation and the huge amount of natural light it offers throughout.

The well designed property provides the perfect layout for modern living with a 29ft x 20ft reception room with defined areas that seamlessly flow into each other in a modern layout that is perfect for entertaining, social occasions and most importantly caters for the practicalities of day to day life.

The Knolls is a much requested, popular cul de sac that is set within a residential area boasting easy access to both Epsom Downs and Tattenham Corner railway stations, which are both just a short distance away. A regular bus route is just a few steps



away and there are also local convenience stores just around the corner, not to mention the green open spaces of Nork Park, which can also be found at the end of the road.

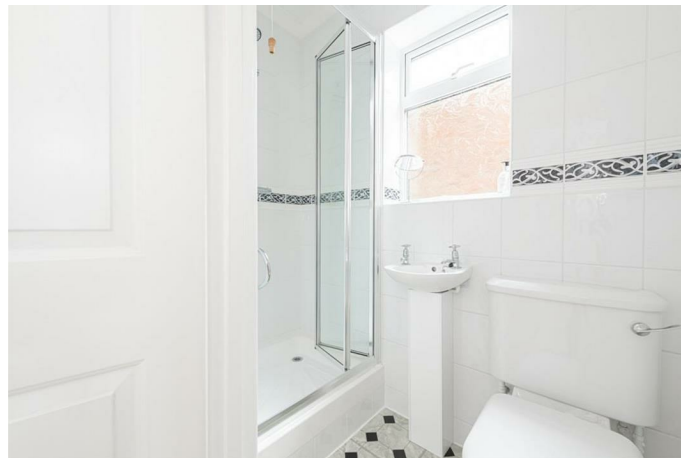
Internally the spacious accommodation includes a practical entrance hall, a stunning 29ft x 20ft living/dining room which provides a fantastic open plan layout but equally defines both areas as very separate in feel with the dining room, benefitting from double sliding doors to the garden. In addition, there is a well equipped kitchen and the ground floor is completed by a useful downstairs shower room.

On the first floor there are three well proportioned bedrooms and a spacious family bathroom. Further noteworthy points to mention include a secluded and mature rear garden and to the front of the house is a garage and a driveway for two cars.

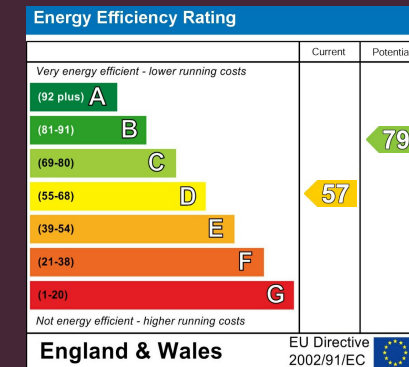
The popular market town of Epsom is nearby, with its High Street that has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom Downs is a popular residential area, 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
Council tax band - F







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