Hazon Way, Epsom

The PERSONAL Agent

Offers In Excess Of £825,000
Freehold

- 2147 Sq. Ft of flexible accommodation
- Flexible & spacious family home
- Four nicely proportioned bedrooms
- 23ft x 13ft kitchen/dining room
- Two spacious reception rooms
- Attached work from home office
- Utility room & d/s shower room
- Modern family bathroom & W.C
- Moments to station, park, town & schools
- Landscaped garden with outdoor gym

Set in a central yet peaceful position, this extremely well presented and beautifully balanced family home offers flexible and bright accommodation of over 2140 sq ft.

Located within a stone's throw of Epsom town centre and station, which is just 320 metres from door to ticket office, and with the added benefit of being just 400 metres from the local park, this is a rare opportunity that is not to be missed!

Offering generous room proportions having been sympathetically and cleverly extended over the years, the property is a superbly balanced home that benefits from many upgrades throughout making it a property with genuine longevity that will be sure to tick all the right boxes.

In our view this fine property provides the ultimate layout for a functional and practical town centre family home. It benefits from great school catchment as well as easy access to local parks, Stamford Green conservation area and Epsom Downs with its world famous racecourse.

As soon as you step into the welcoming central entrance hall the wonderful new feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is a stunning 23ft x 13ft kitchen/family/dining room that is perfect for entertaining and with doors that links to the rear garden, it truly is a great space.

The ground floor is completed by a separate living room which could also make a super playroom with French doors linking to the front courtyard, a further generous TV room, modern utility room and a high specification downstairs shower room. The ground floor is completed by an attached work from home office for added practicality, although its easy to see that there is also potential to create a self-contained annexe with this home if required, just by some clever re-imagination of the existing space.

From the entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues.

On the first floor are four well proportioned bedrooms (all of which house double beds) and they are served by a spacious modern family bathroom with a separate W.C.

Outside there is a very secluded front courtyard garden which sits behind a high privet hedge that provides seclusion not usually seen in central Epsom, a drive with off street parking, side access to the utility room and further access to the secluded rear garden which has been beautifully landscaped for low maintenance and also enjoys a tucked away area with an outdoor gym, perfect for those looking to keep fit.

Epsom mainline station and High Street are both within very close proximity further highlighting the practicality of this home, as are the excellent local schools, many of which are Ofsted outstanding.

Tenure - Freehold
Council tax band - F

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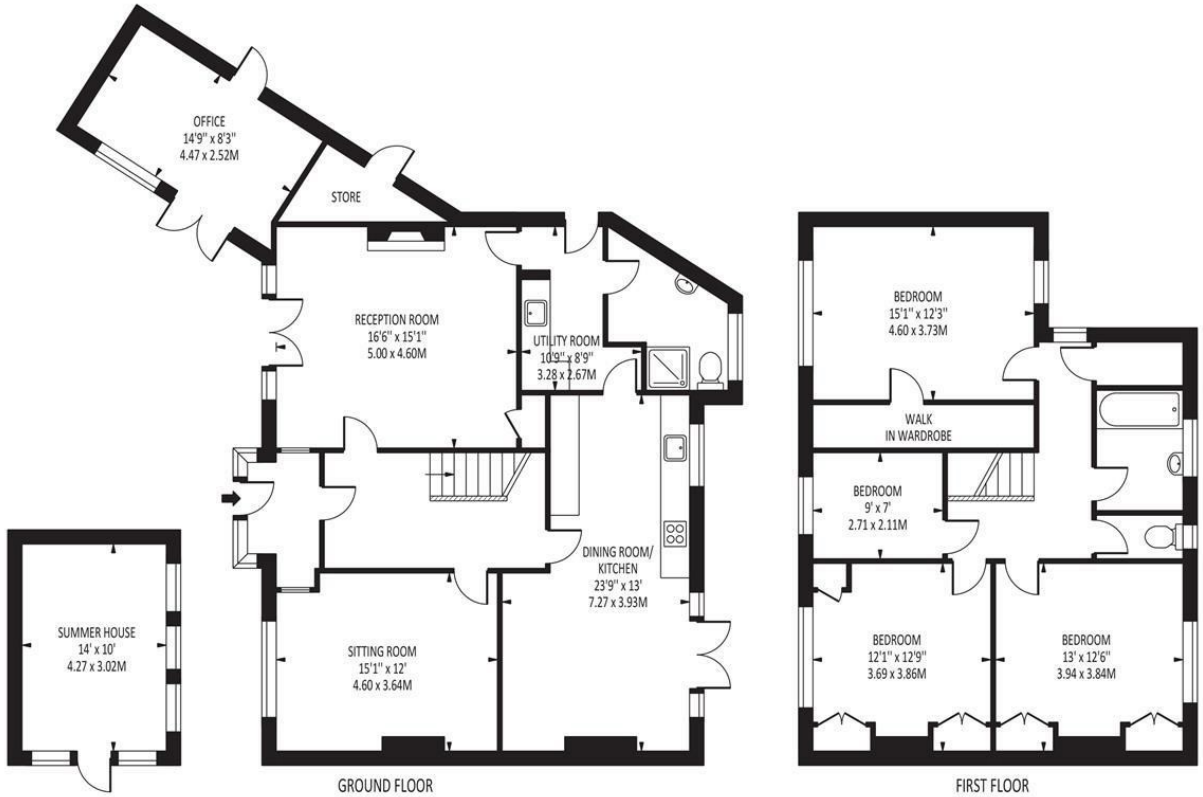
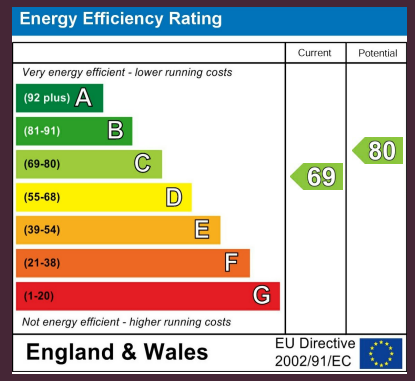
Total Area: 2147 SQ FT • 199.43 SQ M
(Including Summer House, Office & Store)
Summer House Area : 139 SQ FT • 12.90 SQ M
Office & Store Area : 155 SQ FT • 14.44 SQ M





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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.

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