



Eastway, Epsom

The **PERSONAL** Agent

Offers In Excess Of £625,000 Freehold

- Semi detached family home
- Three well proportioned bedrooms
- At the end of a cul de sac
- Approximately 140ft rear garden
- Reception room
- Kitchen diner
- Outbuilding with W.C. and shower
- Off street parking
- Exceptionally presented
- 0.5 of a mile from Town centre and Station

Located within a popular residential cul de sac just moments from Epsom high street and railway station which are a mere 0.5 mile away, The Personal Agent are pleased to present this well proportioned and attractive semi detached home.

The property is exceptionally presented with a great feel and plenty of natural light throughout, as well as enjoying an excellent position within the road with a really good sized garden. The property enjoys particularly well balanced accommodation and offers the rare opportunity to extend subject to the usual consents, should you want to increase the accommodation of this already spacious home.

Beautifully presented and thoughtfully designed for modern living, this attractive family home effortlessly blends stylish interiors with exceptional outdoor space, creating a home that is equally suited to everyday family life as it is to entertaining friends and loved ones.

From the moment you step through the front door, the welcoming entrance hall creates an immediate sense of space, with a flowing open plan layout that naturally draws you through the home. To the front, the elegant bay fronted reception room enjoys an abundance of natural light and is enhanced by timeless plantation shutters, creating a cosy retreat for quieter evenings whilst remaining connected to the sociable heart of the home.

The stylish kitchen and dining area has been designed with modern lifestyles in mind, providing the perfect setting for everything from busy weekday breakfasts to relaxed weekend dinners and celebrations with family and friends. Double doors open seamlessly onto the beautifully established west facing rear garden, allowing indoor and outdoor living to become one during the warmer months.



Stretching to approximately 140ft at its longest point, the impressive rear garden is a true lifestyle feature. Whether it's children enjoying endless hours of play, summer barbecues with friends, or simply relaxing in the afternoon and evening sunshine, this wonderful outdoor space offers something for everyone. There is a superb detached outbuilding that significantly enhances the property's versatility. Complete with a utility area, WC and an additional 16ft x 8ft room with its own shower, it provides the ideal space for a home office, gym, creative studio or occasional guest accommodation, perfectly complementing today's flexible way of living.

Upstairs, three well proportioned bedrooms, all benefiting from built-in wardrobes, provide comfortable accommodation for growing families or those looking to work from home, while a contemporary family bathroom serves the first floor.

To the front, off street parking adds everyday convenience, completing a home that successfully combines character, practicality and superb entertaining space. Offering a wonderful balance of stylish interiors, generous outside space and flexible accommodation, this is a home designed to adapt effortlessly to every stage of modern family life.

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 Downsends. 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.

Tenure- Freehold
Council Tax Band- E

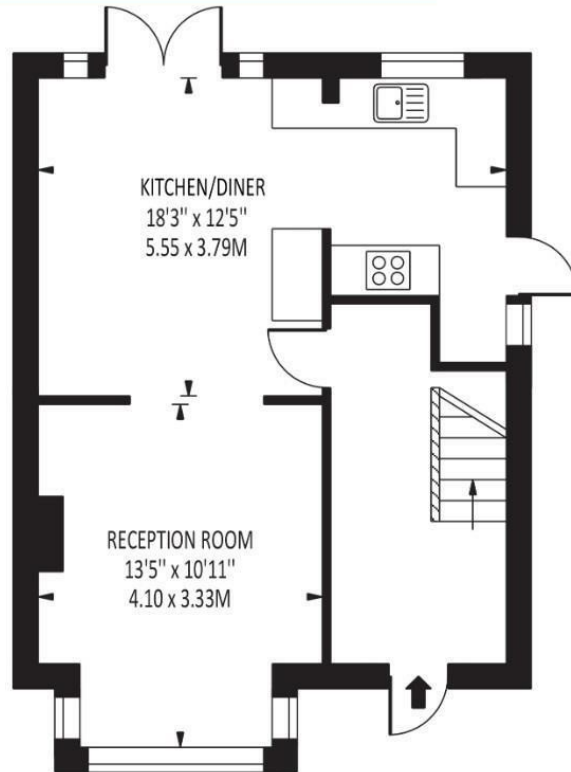




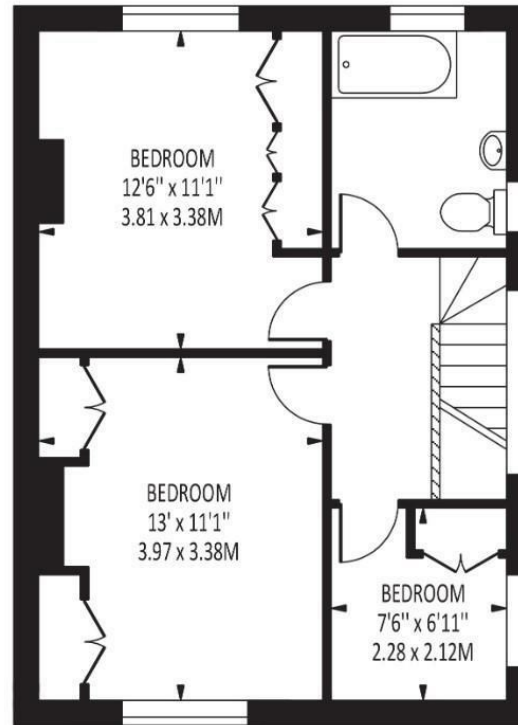


Eastway

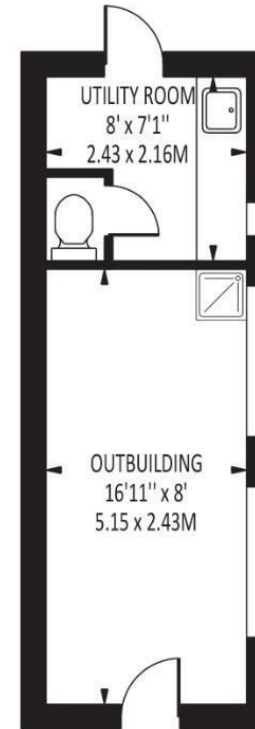
Total Area: 1123 SQ FT • 104.30 SQ M
(Including Outbuilding)
Outbuilding Area : 194 SQ FT • 18.00 SQ M



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

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		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
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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.

