

Manor Crescent, Epsom

The PERSONAL Agent

Guide Price £615,000

Freehold

- Vendor potentially suited
- Popular Manor Park development
- South facing rear garden
- Three bedrooms & two bathrooms
- Downstairs cloakroom
- Spacious lounge & kitchen/dining room
- Driveway with EV charging point
- Attached garage with scope to convert
- Moments from sought after schooling
- Leafy position on periphery of Country Park



Set within the highly sought after Manor Park development, on the western side of Epsom, this well positioned modern home offers an excellent balance of comfortable accommodation, outdoor space and everyday convenience.

One of the property's greatest attractions is its location. Positioned close to the open spaces of Horton Country Park and Epsom Common, there are an abundance of woodland walks, bridle paths and cycle routes virtually on the doorstep, whilst David Lloyd Health & Fitness Club and Horton Golf Club are also within easy reach. Despite this wonderfully leafy setting, Epsom town centre and the mainline railway station are both just a short distance away, making this an ideal location for commuters and families alike.

The house itself provides bright and flexible accommodation arranged over two floors. The generous 16ft x 15ft living room provides an excellent principal reception space, while the kitchen/breakfast room enjoys direct access to the southerly facing rear garden, creating a particularly pleasant space for everyday family life and entertaining. There is also a useful downstairs cloakroom, three well proportioned bedrooms, an en suite shower area to the principal bedroom and a family bathroom.

For families with primary school aged children, the location is particularly appealing. Stamford Green Primary School, rated Outstanding by Ofsted, is close by, with the added convenience of a gate into the school grounds being accessible via a nearby bridle path. Just around the corner from the property, this makes the morning school run wonderfully straightforward, and one less thing to worry about during the daily routine.

Outside, the enclosed rear garden features a sandstone patio, with plenty of space to create an attractive outdoor entertaining area, while a door provides direct access to the garage. To the front, the driveway offers parking for two cars.

For those looking to add further value or space, there is also exciting potential to extend the property to the side and rear, subject to the necessary planning consents, with neighbouring properties providing examples of what can be achieved. The garage could also potentially be converted, subject to planning permission and any other relevant consents.

The location offers the perfect balance of countryside and convenience. Epsom town centre is close enough to walk to, providing an excellent choice of shops, cafés, bars, restaurants and everyday amenities, together with the Odeon cinema and Epsom Playhouse. At the same time, the surrounding woodland, common and bridle paths provide a wonderful escape for walking, running and cycling.

For commuters, Epsom mainline station provides regular services into London Waterloo, Victoria and London Bridge, making the property particularly well placed for those travelling into the capital.

Tenure: Freehold
Council Tax Band: D











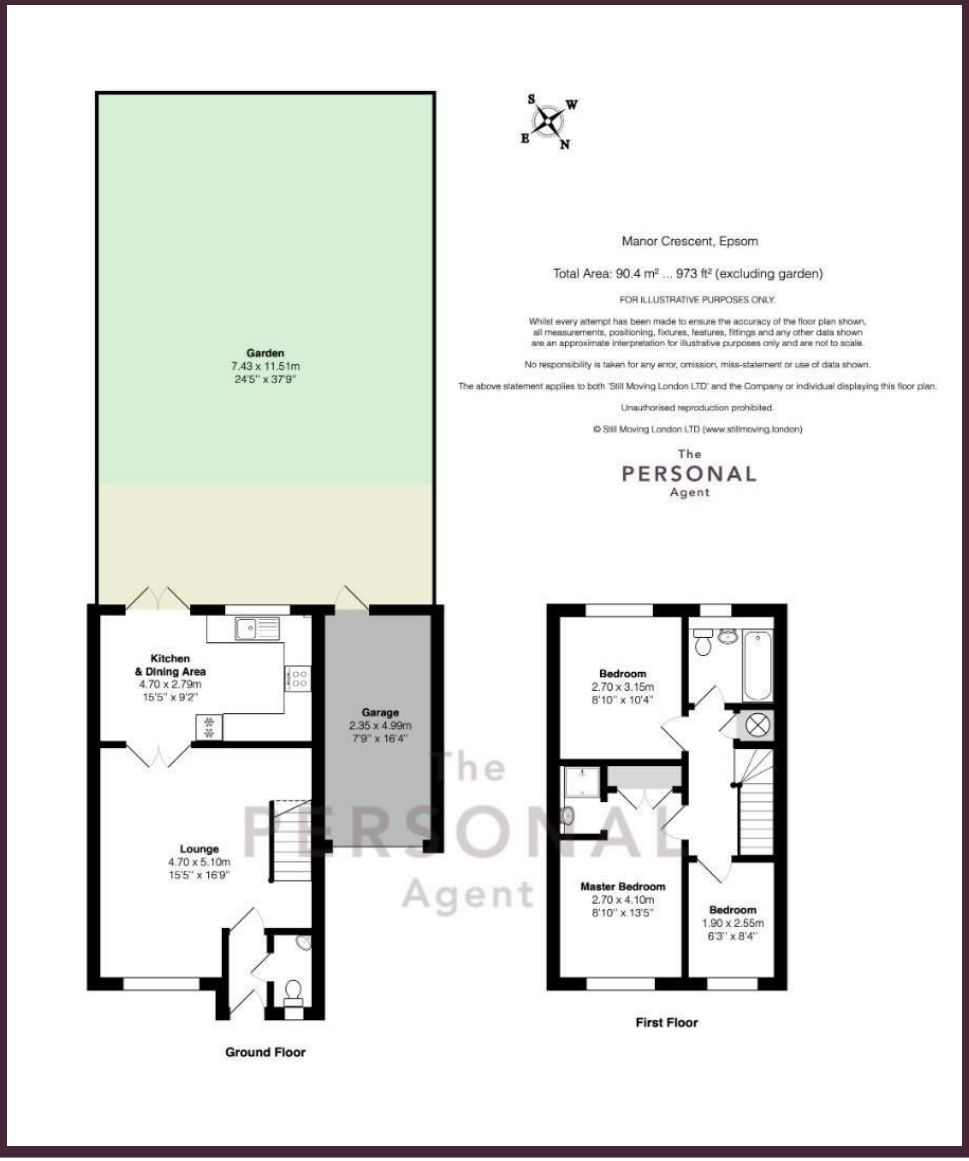


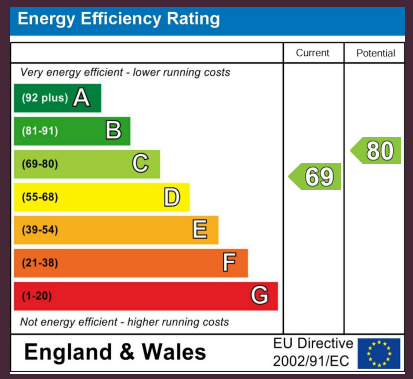












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