



Wallace Fields, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,250,000 Freehold

- South facing plot of 0.29 of an acre
- Five generous bedrooms
- Three spacious reception rooms
- Kitchen/breakfast room with large utility
- Family bathroom & family shower room
- 130ft x 100ft secluded rear garden
- Detached garden cabin / office
- Efficient solar panels & EV charging point
- Driveway & garage
- Moments from outstanding schools & park

Enjoying a fantastic position within a small cul de sac, this detached family home provides over 2200 Sq. Ft and enjoys a wonderful South facing plot of 0.29 of an acre, as well as a secluded 130ft x 100ft mature rear garden that simply put, steals the show.

Located within the heart of the desirable and rarely available Wallace Fields area, the property sits within a stone's throw of the much requested 'Ofsted outstanding' infant and primary schools and is also within the catchment area for outstanding Glyn and Rosebery secondary schools.

The property is within walking distance and equidistant of Epsom railway station and East Ewell station with excellent links serving both London Victoria, Waterloo and London Bridge.

As well as enjoying well-proportioned and balanced accommodation with a previous sympathetic extension to both the ground and first floors, the property still offers a fantastic



amount of potential for the new owners to put their own stamp on it with significant scope to increase the size of the existing house if desired (STPP).

As soon as you step into the central hallway the beautiful parquet flooring immediately sets the tone. From here your eye is drawn to the double aspect 20ft living room that links directly to the formal dining room and provides a great entertaining space, especially at Christmas. The third reception room could be a brilliant study or family room and is located on the other side of the property, which adds to its adaptability of use.

Doors seamlessly link the living room and family room to the gardens with direct access onto a large terrace that is perfect for al-fresco entertaining. The impressive ground floor accommodation continues with a comfortable and warm kitchen/breakfast room and then from a practical sense, a large utility room and separate downstairs cloakroom completes the layout.

On the first floor, as you enter the triple aspect principal bedroom suite, the impressive outlook over the garden is the immediate focus. The four further generous bedrooms are served by a family bathroom and a second shower room for extra convenience.

The direct South facing rear garden is stunning and its size and privacy set the property apart from similar sized homes. There is also a detached garden studio/cabin which is the perfect retreat to cosy up with a book or be used as a work from home office.

Here at The Personal Agent, we sell many larger family homes on generous plots, however in our opinion this fine property takes best in show.

Tenure - Freehold
Council tax band - G

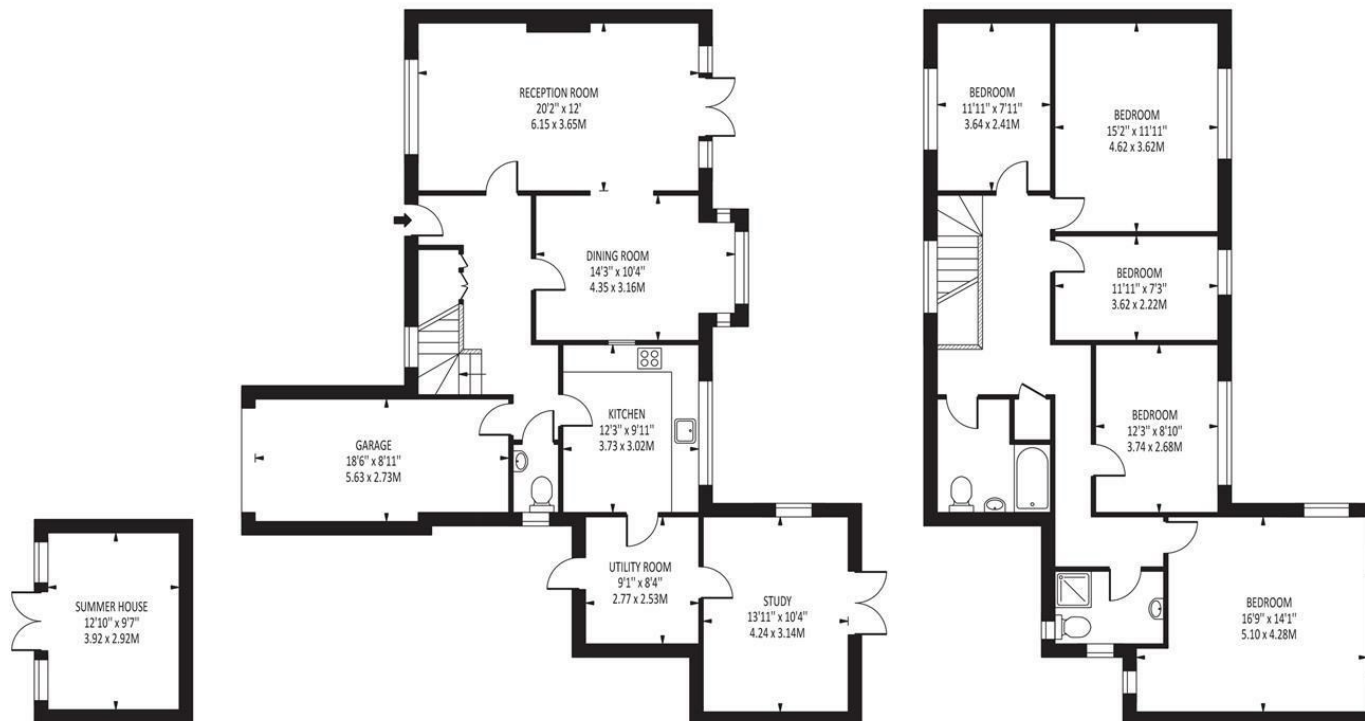




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Total Area: 2208 SQ FT • 205.17 SQ M
(Including Garage & Summer House)
Garage Area: 158 SQ FT • 14.72 SQ M
Summer House Area: 123 SQ FT • 11.45 SQ M



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	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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