



Ashley Road, Epsom

The **PERSONAL** Agent

# Guide Price £650,000

## Freehold

- Award winning build quality from Nuro Homes
- Exclusive development of just four homes
- Moments from Rosebery Park & green spaces
- Short walk to Epsom town centre amenities
- Easy access to Epsom railway station links
- Two distinct layout variants available across plots
- Energy efficient air source heat pump system
- Underfloor heating to entire ground floor
- EV charging points and resin driveway
- Ideal turnkey homes for downsizers or commuters

A rare opportunity to secure a beautifully crafted new home within an exclusive collection of just four properties, Green Gables offers an exceptional lifestyle in one of Epsom's most convenient and desirable locations.

Built by the award winning local developer, Nuro Homes, a company renowned for their quality craftsmanship and meticulous attention to detail, Green Gables is another outstanding development that The Personal Agent are proud to represent. Having worked closely with Nuro Homes across several prestigious schemes, we have seen first-hand the exceptional standard delivered in every home.

Positioned just a stone's throw from the picturesque Rosebery Park and within a short walk of Epsom town centre and railway station, Green Gables is perfectly suited to discerning downsizers seeking a luxurious, low-maintenance home or commuters looking for an effortless journey into London.

With just four homes in total, three currently available, the development offers a genuine sense of exclusivity. Each property has been thoughtfully designed to blend timeless architecture with stylish contemporary interiors, generous living spaces and an abundance of natural light.



The high specification includes premium fitted kitchens with integrated appliances, elegant bathrooms, underfloor heating throughout the ground floor, energy-efficient air source heat pumps, a communal resin driveway with EV charging points and the reassurance of a 10-year Buildmark warranty.

Plots 1 & 2 are beautifully designed, offering two generous double bedrooms, two contemporary bath/shower rooms and a convenient downstairs cloakroom. The thoughtfully planned layout provides bright, well balanced accommodation, perfectly suited to modern living, both with good sized gardens.

Plot 3 offers a slightly different configuration, with two double bedrooms, a versatile study/bonus room, a stylish family bathroom and a downstairs cloakroom. Externally, it further benefits from a generous wrap around garden, creating excellent outside space for entertaining, gardening or simply relaxing.

Green Gables enjoys an enviable setting with Rosebery Park on the doorstep, while Epsom's excellent range of shops, cafés, restaurants and mainline station are all within easy walking distance, making this an ideal home for those looking to combine convenience with quality.

Combining an outstanding location, exceptional craftsmanship and the exclusivity of just four homes, Green Gables presents a superb opportunity to own a beautifully appointed new home from one of the area's most respected developers.

Images used for marketing purposes may be taken from the show home or dressed with AI and are intended to demonstrate the expected specification, future feel of the dressed home and quality of finish. They should be used as a guide only, as layouts and finishes may vary between plots.

Tenure – Freehold  
Annual service charge amount (£) -250.00  
Council Tax Band – E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

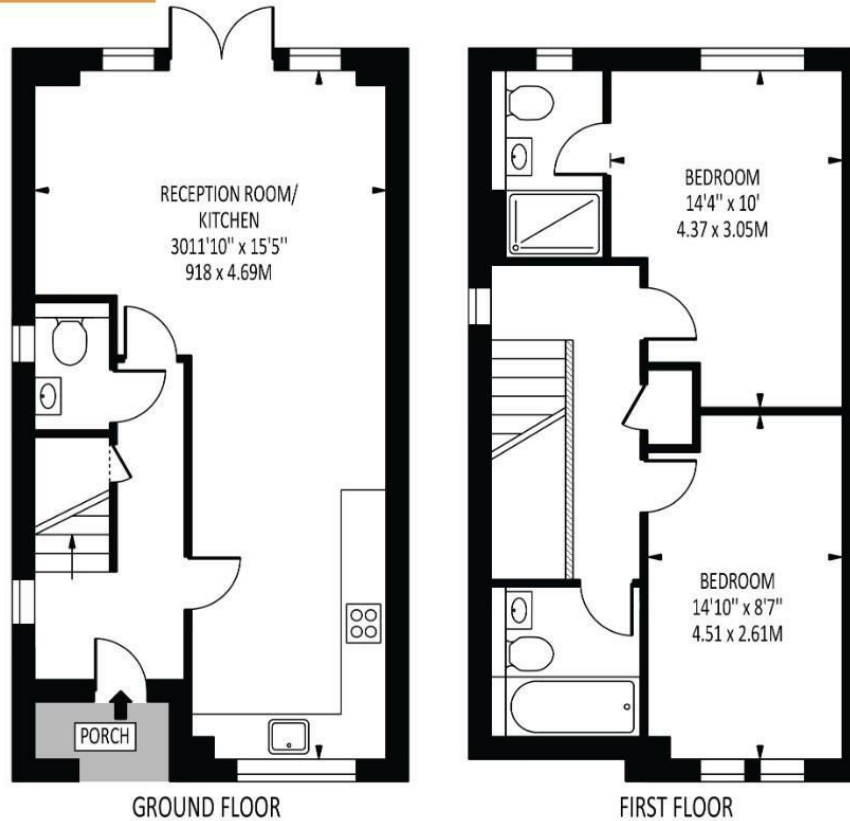




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Green Gables,  
Ashley Road  
Total Area: 886 SQ FT • 82.32 SQ M



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

#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

#### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



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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.

