



Hazon Way, Epsom



POA

Freehold

- Four bedrooms
- En-suite shower room & modern family bathroom
- Two large receptions
- Conservatory
- Spacious kitchen with utility room
- Close to Schools, Station and High Street
- Driveway, parking & garage
- Low maintenance rear garden
- Centrally located sought after road
- Attractive semi-detached home



Set in a central yet peaceful position, this extremely well presented family home offers flexible and bright accommodation approaching 1660 Sq Ft. Located within a stone's throw of Epsom town centre and station, excellent schools and with the added benefit of being close to the park too, this is a rare opportunity that is not to be missed!

Offering generous room proportions which are beautifully presented, the property is superbly balanced with a genuine homely feel that benefits from many upgrades throughout, whilst still offering scope for extension possibilities into the loft space if desired, making it a property with genuine longevity that will be sure to tick all the right boxes.

The garden is secluded and low maintenance, measuring 42ft x 42ft at its maximum and offering a useful storage area/further patio to the side, yet the convenience of being a short distance

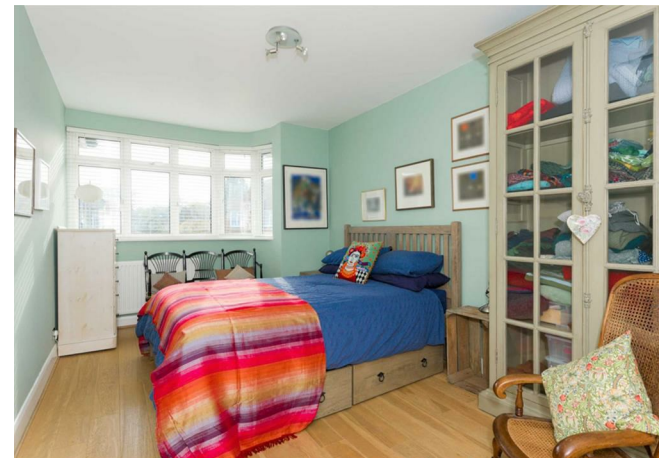
away from the town centre offers the perfect balance for a peaceful yet practical family home.

The property consists of a truly welcoming entrance hall, a separate living room that links to a large dining room and in turn links to a conservatory, making a practical and free flowing reception space which is great for entertaining. The kitchen is the heart of the home and links to the utility room. The ground floor is completed by a downstairs cloakroom. Upstairs there are three double bedrooms, a large single bedroom, modern en-suite shower room generous modern bathroom. The rear garden has been landscaped with seating areas, raised vegetable beds and a further space to the side of the property with storage shed providing further flexibility. To the front, there is a large driveway with parking for 2/3 cars and access to the half garage/store.

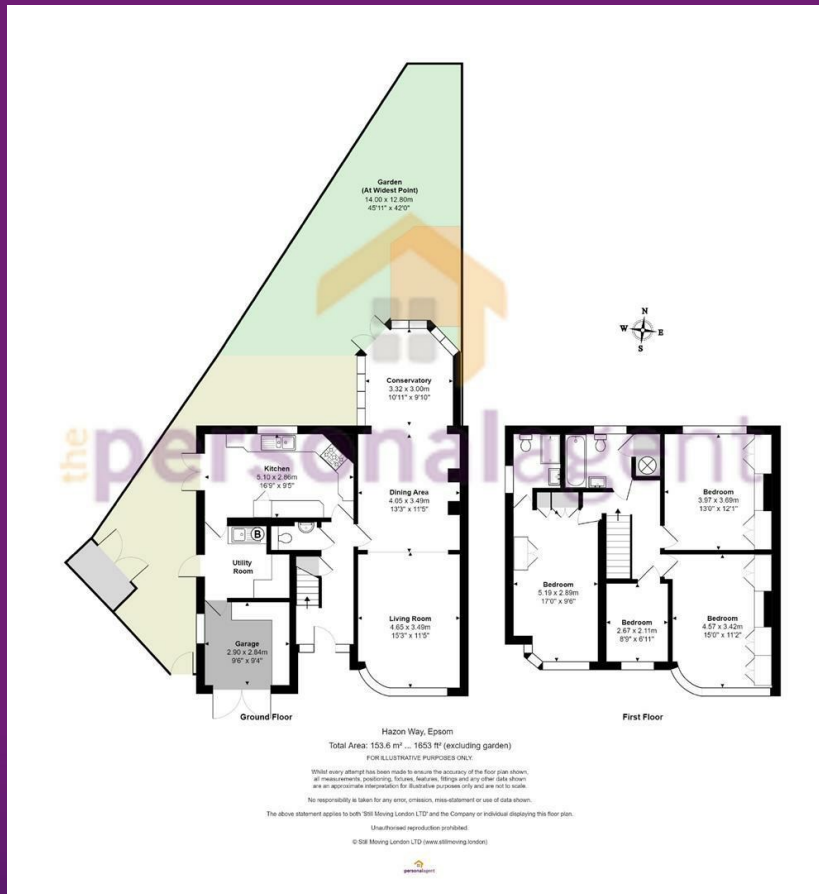
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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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.





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