



West Park Road, Epsom

The **PERSONAL** Agent

# Guide Price £725,000

## Freehold

- Well positioned detached modern home
- 80 ft frontage with generous driveway
- Three spacious double bedrooms
- Two reception rooms & modern kitchen
- Garage, utility space & d/s cloakroom
- Ensuite shower room & main bathroom
- Westerly facing landscaped rear garden
- Doorstep of country park & woodland
- Easy access to town, station & schools
- Eco friendly solar panels & air distribution system

Set on the edge of the ever desirable Noble Park development, this detached modern home enjoys a privileged position where comfort and style meet in perfect harmony. A home of balance and light, it invites a closer look to truly appreciate its exceptional setting and thoughtfully arranged spaces.

Framed by the natural beauty of Epsom Common and Horton Country Park, the property is surrounded by meandering paths and bridleways that offer an escape into nature, while the David Lloyd leisure centre lies close at hand. The town centre, mainline station, and Stamford Green Primary School are just a short distance away, bringing both convenience and connection to this idyllic location.

Extending to almost 1,538 sq ft, the accommodation has been crafted with family life at its heart. Each room flows effortlessly into the next, blending practicality with a refined aesthetic. Tasteful design details and a high quality finish create a home that feels as inviting as it is functional, a place where modern living finds its rhythm.



You are welcomed into a bright and inviting entrance hall, which opens via double doors into the central living room. From here, bi-folding doors lead to the garden room/conservatory, offering a flexible space to suit a variety of needs. The smart fitted kitchen, complete with stone worktops, sits at the heart of the home, and the layout flows seamlessly throughout the ground floor.

Practicality is a key feature, with a garage incorporating a utility area and a generous downstairs W.C. As part of the 'Homes for Life' initiative, this space has the potential to include a shower or the installation of a lift to the first floor, further future proofing the home. An eco friendly air distribution system and solar panels add an additional layer of modern convenience.

Upstairs, the accommodation continues with three generously sized double bedrooms. The principal bedroom benefits from a modern ensuite shower room, with a further contemporary family bathroom serving the remaining bedrooms.

A true highlight of this home is the landscaped Westerly facing garden, a tranquil haven for birdlife that has been beautifully designed and meticulously maintained. With clearly defined seating areas and a smart patio, this outdoor space is as practical as it is inviting, providing a perfect setting for relaxation and entertaining.

Noble Park strikes the ideal balance between access to the open spaces of Horton Country Park and the convenience of being within walking distance of the town centre, Epsom railway station, and highly regarded schools.

For leisure, the location is equally appealing, close to Horton Golf Club, the David Lloyd Health and Fitness Club, and offering direct access to woodland bridle paths, perfect for walking or cycling. Families will also appreciate the proximity to popular primary schools, including Stamford Green, and the excellent secondary school catchments.

Tenure: Freehold  
Council Tax Band: E



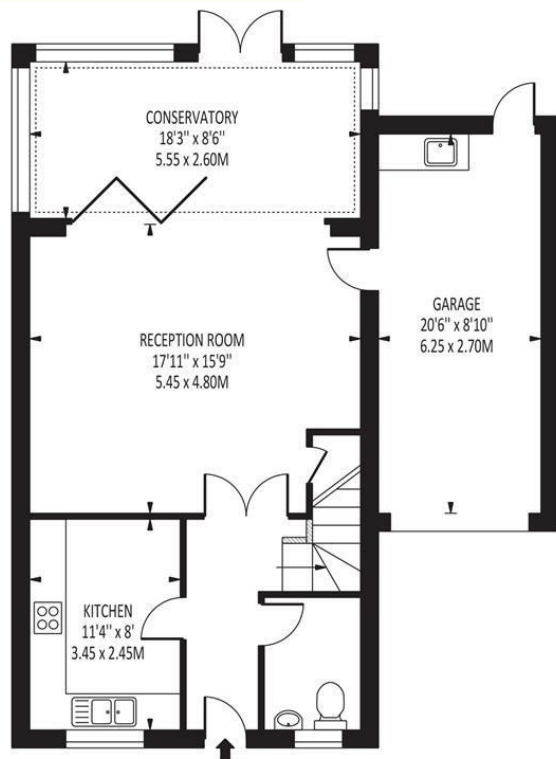


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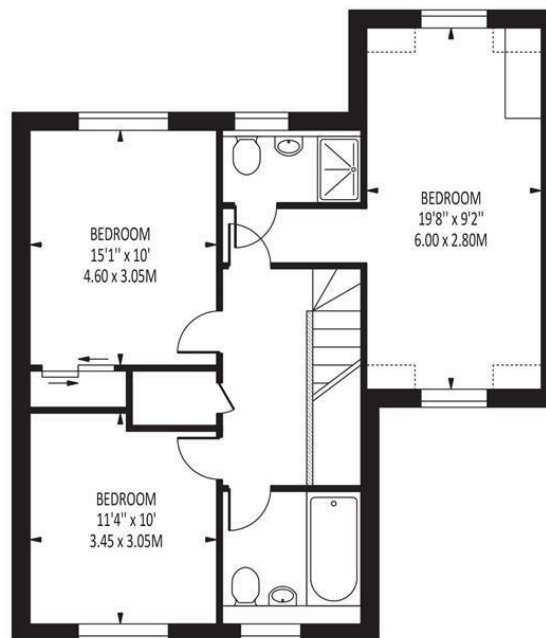


## West Park

Total Area: 1538 SQ FT • 142.88 SQ M  
(Including Restricted Height Area & Garage)  
Restricted Height Area : 14 SQ FT • 1.28 SQ M  
Garage Area : 182 SQ FT • 16.91 SQ M



GROUND FLOOR



FIRST FLOOR

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>                            | <b>82</b> | <b>82</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 |           |           |
| 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.

