Sherwood Way, Epsom

The PERSONAL Agent

Offers In Excess Of £500,000
Freehold

- Private South facing rear garden
- Modern semi detached home
- Two generous double bedrooms
- Stylish bathroom suite & d/s W.C
- Lounge/dining room with doors to garden
- Integrated kitchen with breakfast area
- Fitted wardrobes, walk in cupboard & loft
- 28ft frontage with driveway & parking
- Moments from country park & woodland
- Easy access to Town, Station, Shops & Schools

Located within the very heart of the highly popular Noble Park development and enjoying an enviable position with a South facing garden and generous driveway, The Personal Agent are proud to present this immaculately presented modern home which has been beautifully kept by our clients.

Noble Park is located on the periphery of Horton Country Park the property benefits from easy access to hundreds of acres of ancient woodland. The many surrounding bridle and cycle paths link directly to the Stamford Green conservation area which enjoys a nature reserve, picturesque green with duck pond and two public houses as well as being in the catchment for many excellent local schools including the sought after Stamford Green primary school.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities and railway station just short drive away. The property is also within the catchment of outstanding primary schools, close to David Lloyd leisure centre and manages to balance a true community feel and family atmosphere with easy accessibility to the amenities of the town.

The property enjoys an excellent position and benefits from a generous entrance hallway, a spacious and bright lounge/dining room with doors that open on to a Southerly facing garden, which seamlessly links the two spaces. There is a high quality kitchen with integrated appliances and a useful space which can house a small breakfast area. The ground floor is completed by a cloakroom and built in storage cupboard.

The principal bedroom is an impressive space with built-in wardrobes, the second bedroom is also a generous double room with a modern and stylish family bathroom.

Further noteworthy points to mention include; a useful loft space, a side gate with practical access to the garden which measures 27ft and is easily maintainable. There is a generous frontage, measuring 28ft which provides a driveway with off street parking, and a well kept front garden ensuring this home is nicely setback which adds to its privacy.

Noble Park is a quiet and well regarded residential development, ideally located for Horton Golf Club and Horton Country park, enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities which include shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Freehold
Annual service charge amount (£) - £951.82
Council tax band - D

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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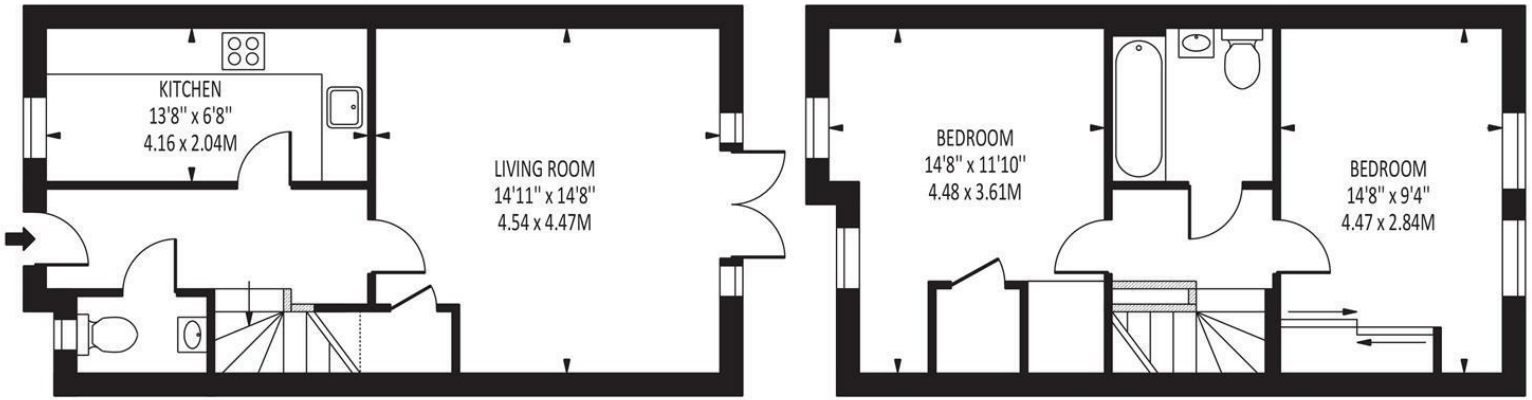
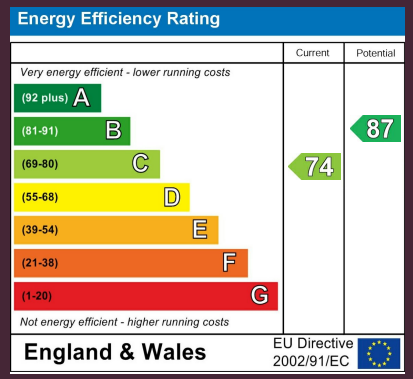
Total Area: 837 SQ FT • 77.76 SQ M



GROUND FLOOR

FIRST FLOOR



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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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