



Oak Glade, Epsom

The **PERSONAL** Agent

Guide Price £520,000

Freehold

- Modern two double bedroom home
- Surrounded by parkland
- Walk to Town, Station & Schools
- High spec kitchen with granite worktops
- Family shower room & ensuite bathroom
- 5 minutes walk from Stamford Green School
- Private South facing rear garden
- Allocated parking bay within development
- Superb position & highly regarded location
- Stylish & contemporary touches throughout

Surrounded by parkland on the periphery of Epsom Common yet within easy walking distance of Epsom town centre and railway station, this sought after development offers practicality and contemporary living that is perfectly balanced with green views to the rear and a semi rural feel.

Oak Glade is a small development consisting of just 15 stylish and contemporary homes that were finished in 2015 to exacting standards with an impressive high specification throughout. Our client's home enjoys allocated parking, a fantastic position and a private garden.

Set around a landscaped central courtyard with wonderful views over the surrounding fields and woodland from all properties, it is hard to imagine that you are less than one hours commute from London.

The desirable position of this property and delivery of the high quality finish are evident as soon as you step through the front door. Sole agent.



A fantastic modern home occupying an excellent position within this exclusive development. The property is sure to appeal to a wide range of buyers and offers generously proportioned rooms and a contemporary feel.

To the ground floor an entrance hall leads through to a luxuriously appointed kitchen with high gloss units, integrated appliances and granite surfaces.

The lounge diner overlooks the south facing beautifully landscaped rear garden and boasts an engineered wood floor and patio doors out to the rear garden. The ensuite bathroom, shower room and downstairs WC offer Roca sanitary wear and a stylish finish whilst both bedrooms can easily accommodate a double bed.

Set in an idyllic position surrounded by parkland, the Town Centre is within walking distance and offers a wide range of shops, restaurants and amenities as well as excellent train links into London Waterloo and London Victoria. There are also some

fantastic schools in the area including Stamford Green Primary School and Rosebery girls school.

The Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park is about 1/4 of a mile away. With the picturesque green, duck pond and the Cricketers pub and the mainline station just a fifteen minute walk away, it is hard to imagine a better located home.

Tenure: Freehold
Council Tax Band: D

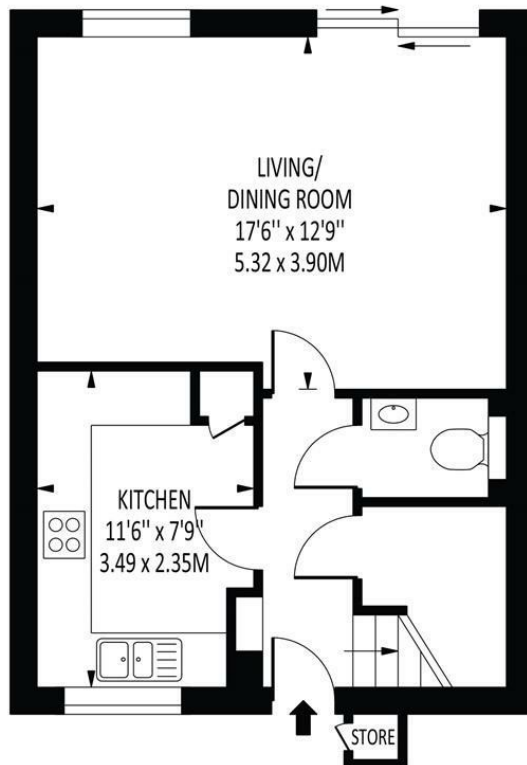




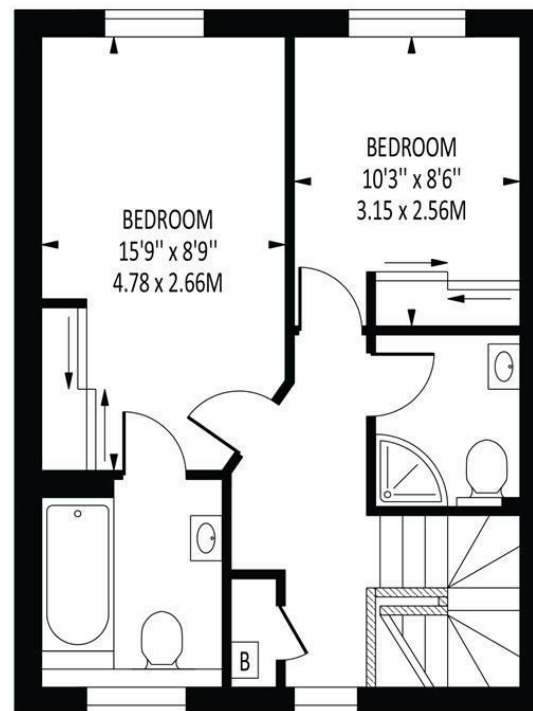
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Oak Glade

Total Area: 811 SQ FT • 75.32 SQ M
(Excluding Store)



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) A		91
(81-91) B		
(69-80) C	76	
(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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