# 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
Annual service charge amount (£) - £1500.00
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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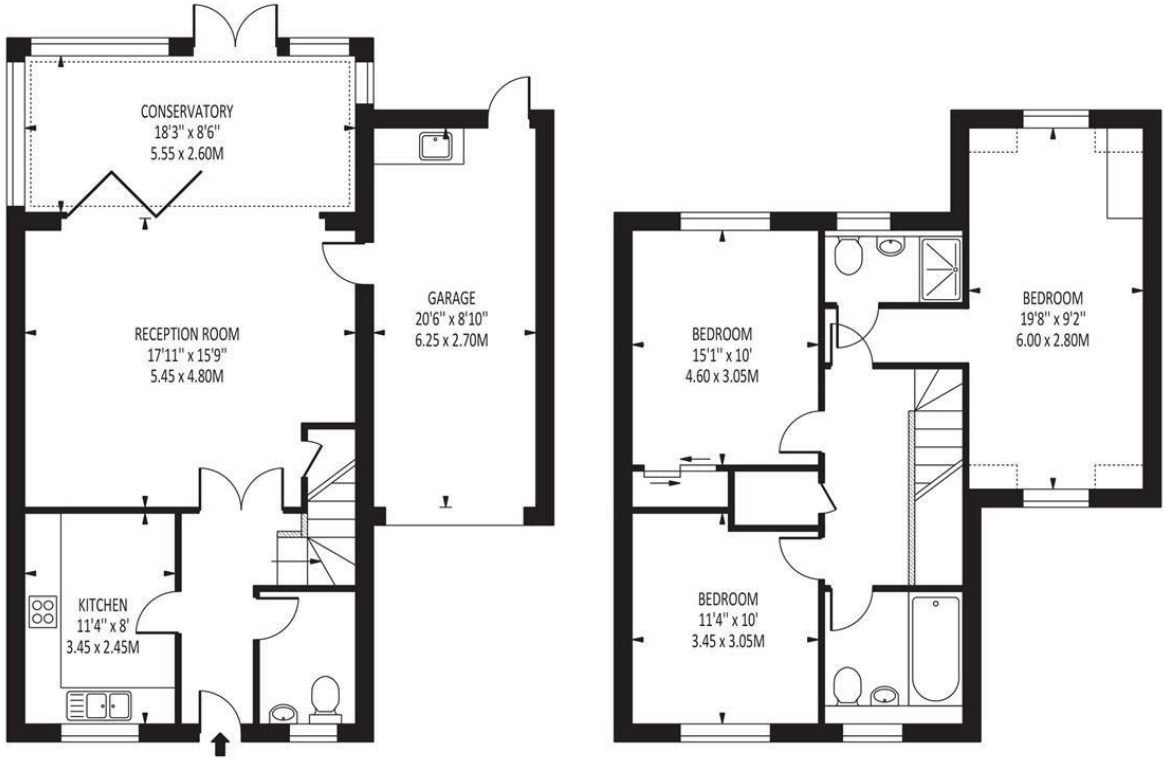
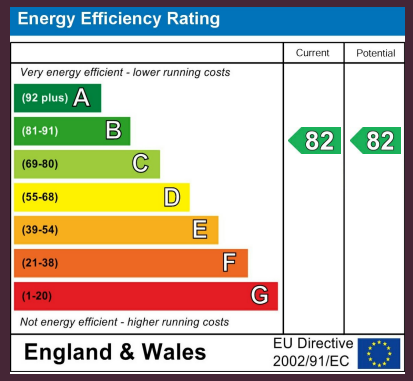
Total Area: 1538 SQ FT • 142.88 SQ M
(Including Restricted Height Area & Garage)
Restricted Height Area : 14 SQ FT • 1.28 SQ M
Garage Area : 182 SQ FT • 16.91 SQ M




GROUND FLOOR

FIRST FLOOR

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