



Nightingale Close, Epsom

The **PERSONAL** Agent

# Guide Price £530,000

## Freehold

- Rarely available Cul-de sac
- Heart of the Manor Park
- Three bedrooms
- Spacious living room
- Kitchen/dining room
- Conservatory/playroom
- Ensuite shower area + modern bathroom
- Downstairs cloakroom
- Driveway with garage
- Periphery of Country Park



Situated within a rarely available cul-de sac in the heart of the highly popular Manor Park development on the western side of Epsom town centre with easy access to mainline railway station and local amenities. The property warrants immediate viewing to not only appreciate the well balanced accommodation but also to acknowledge the great position that this modern home occupies.

Being located on the periphery of Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre as well as being a short distance from the town centre, railway station and the much requested and sought after Stamford Green primary school, making this home a fantastic prospect.

The property would suit a diverse selection of buyers; so

whether you are a first time buyer, family considering school catchments, investor or looking to downsize but not downgrade, we recommend viewing this home at your earliest opportunity. Sole agent.

The property benefits from flexible and bright accommodation laid out over two floors with an entrance hall, 16ft x 15ft living room, kitchen/dining room with doors opening to the conservatory/playroom, downstairs cloakroom, master bedroom with en-suite shower area, two further well proportioned bedrooms and a modern family bathroom.

Outside there is a good sized rear garden (42ft x 25ft) which enjoys a great degree of privacy due to the nature of its position. The garden benefits from an Easterly facing aspect and is unencumbered so it enjoys sun throughout the day. The garden is fully enclosed and secure with a patio area to the side

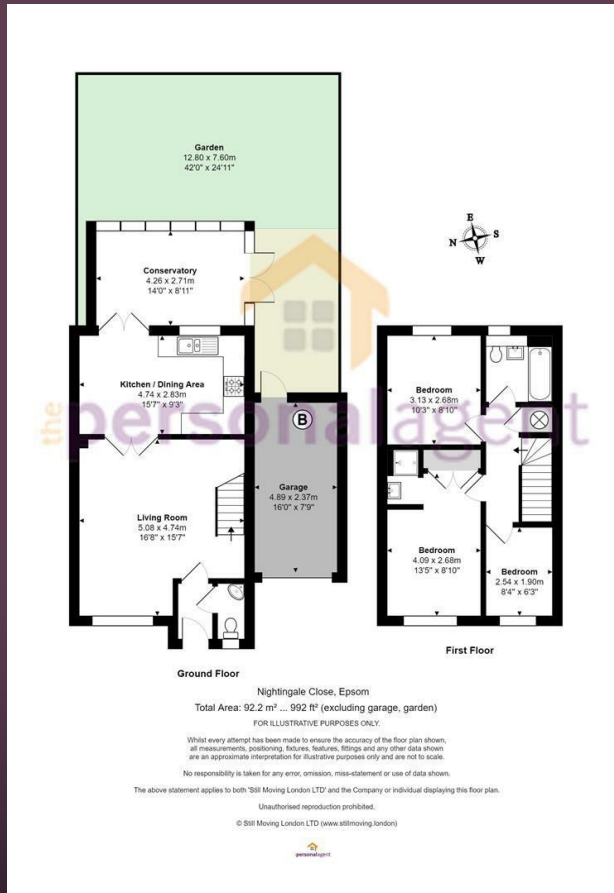
of the conservatory and access via a door to the garage. There is a driveway providing parking for one car to the front of the property and a low maintenance front garden that benefits from artificial lawn.

Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths.

The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school and Southfield Park. There are excellent transport links at Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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			
<b>England &amp; Wales</b>		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.

