



Sherwood Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Semi detached family home
- Fully refurbished and reconfigured by current owner
- Open plan living downstairs
- Modern kitchen with island
- Three well proportioned bedrooms
- Family bathroom and ensuite
- Allocated parking
- Garage en bloc
- In catchment for outstanding local schools
- Backing onto Horton Country Park and woodland trails

Welcome to this beautifully presented and spacious three bedroom home, tucked away in the sought after Noble Park development, an area known for its friendly community vibe and peaceful, green surroundings. Backing onto the stunning Horton Country Park, you'll have hundreds of acres of ancient woodland quite literally on your doorstep, ideal for weekend walks, cycling, and time spent outdoors with family or pets.

Nature lovers will appreciate the nearby bridleways and cycle paths that lead directly to the picturesque Stamford Green conservation area, home to a tranquil duck pond, two charming pubs, and a thriving community spirit. Families will also value the property's location within the catchment area for several highly regarded schools, including the ever-popular Stamford Green Primary.

Despite the idyllic setting, you're never far from convenience. Epsom town centre, with its wide array of shops, cafés, restaurants, and mainline station, is just a short drive away. The



David Lloyd leisure centre is close by for fitness and wellness enthusiasts, and everyday essentials are always within easy reach.

Step inside to a generous entrance hallway laid with elegant solid wood flooring. The open plan lounge and dining area is bright and inviting, with large doors that open directly onto a private garden, perfect for entertaining, or simply relaxing in the sun. The high spec kitchen features integrated appliances and a stylish central island with breakfast bar, making it a natural gathering point for casual meals or catching up over coffee.

Upstairs, the master suite offers a peaceful retreat with a sleek and modern ensuite shower room. Two further double bedrooms are both well sized, sharing a contemporary family bathroom designed for comfort and practicality.

For added convenience, the property includes a private garage and an allocated off street parking space, a rare and valuable

find in such a desirable residential area.

Whether you're starting a family, upsizing for more space, or simply craving a better work life balance, this home delivers lifestyle, location, and lasting value in equal measure.

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
Council tax band - D

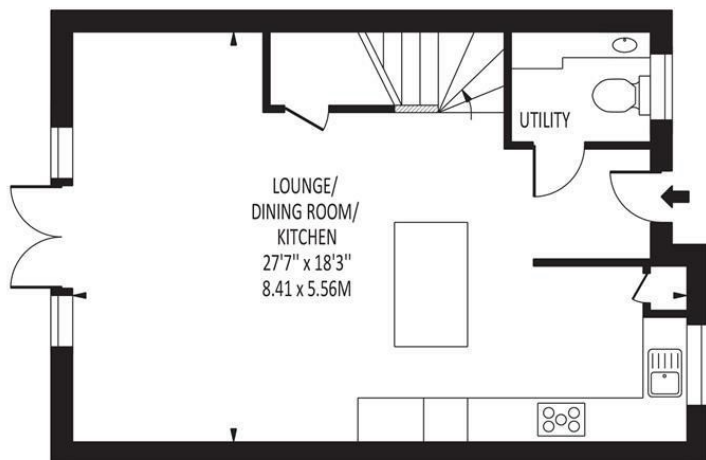
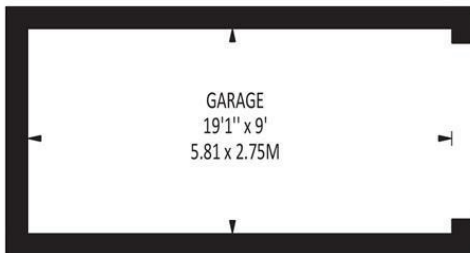




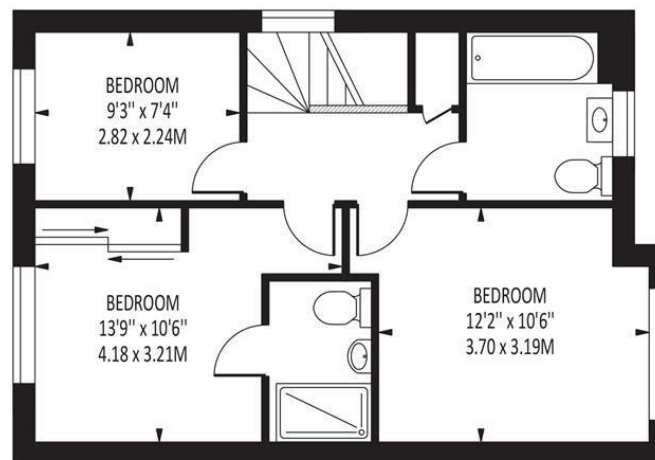
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Total Area: 1149 SQ FT • 106.72 SQ M
(Including Garage)
Garage Area : 172 SQ FT • 15.98 SQ M



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) A		90
(81-91) B		
(69-80) C	80	
(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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The
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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.

