



Manor Crescent, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Popular Manor Park
- Three bedrooms
- Spacious living room
- Kitchen/breakfast room
- Downstairs cloakroom
- Family bathroom
- Ensuite shower area
- South facing rear garden
- Driveway with Garage
- Periphery of Country Park



Situated within 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. Being a short distance from the town centre, railway station and the much requested and sought after Stamford Green primary school, this home makes 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/breakfast room with doors opening to the Southerly facing garden, downstairs cloakroom, master bedroom with ensuite shower area, two further well proportioned bedrooms and a family bathroom.

Outside there is a good sized rear garden which is fully enclosed with a Sandstone patio area and access via a door to the garage and driveway with space for two cars to the front of the property. There is also scope to extend in line with neighbouring homes to the side and rear of the property, as well as converting the garage (subject to planning permission) if desired and examples can be made available upon request.

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.

Tenure - Freehold
Council tax band - D





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Total Area: 90.4 m² ... 973 ft² (excluding garden)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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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