



Farriers Road, Epsom

The **PERSONAL** Agent



# Guide Price £475,000

## Freehold

- Modern & stylish townhouse
- Offered with no onward chain
- Stunning kitchen/dining room
- 38ft Southerly facing rear garden
- Two spacious double bedrooms
- Generous bay fronted living room
- Downstairs cloakroom
- Contemporary bathroom suite
- Carport & allocated parking bay
- Refurbished throughout to high level

Having undergone a comprehensive refurbishment programme, this immaculate contemporary home is presented in true turn key condition and enjoys a quiet, tucked away position within the ever popular Farriers development, just moments from excellent transport links and amenities.

The property has been completely updated throughout, including new windows and patio doors, a new boiler, a newly fitted kitchen, a stylish reappointed bathroom and WC, new flooring and new carpets, offering buyers peace of mind as well as modern, high-quality finishes.

Offering bright, well balanced accommodation arranged over three floors, the property is perfectly suited to young professionals and families seeking a modern home in a highly convenient location.

The ground floor flows effortlessly from a welcoming entrance hall with downstairs WC into a superb modern kitchen/dining room with French doors opening directly onto the beautifully landscaped rear garden, creating an ideal space for

entertaining, dining and relaxed everyday living.

On the first floor, a generous bay-fronted living room overlooks the garden and provides a light-filled reception space, complemented by a well proportioned double bedroom. The second floor offers a further spacious bedroom and a sleek, contemporary bathroom complete with bath and over-bath rainfall shower head.

Externally, the property benefits from a useful carport with outside storage cupboard, additional allocated parking bay opposite and guest parking adjacent too. The 38ft rear garden is Southerly in aspect ensuring a bright and sunny aspect and is low maintenance and thoughtfully landscaped, featuring a patio area perfect for outdoor dining, along with a gate providing rear access too.

Farriers Road is conveniently located within a short walk of local amenities and is just 0.65 miles away from Epsom town centre and railway station, while Ewell West (Zone 6) station is just 0.75 miles away. Both stations offer direct trains to London Bridge,



Victoria and Waterloo. The property is also situated close to several schools including the Ofsted-rated Outstanding Wallace Fields.

The Farriers development is a popular spot and within the close surrounding area are several beautiful parks with playgrounds, the Rainbow Leisure Centre and Gym, Sainsbury's, and excellent road links to the A24, A3 and A217 as well as regular bus links.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall - and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym, and other sports facilities. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby.

Overall, it would be hard to find a better positioned property for commuting, schooling and daily life.

Tenure - Freehold  
Council Tax Band - D





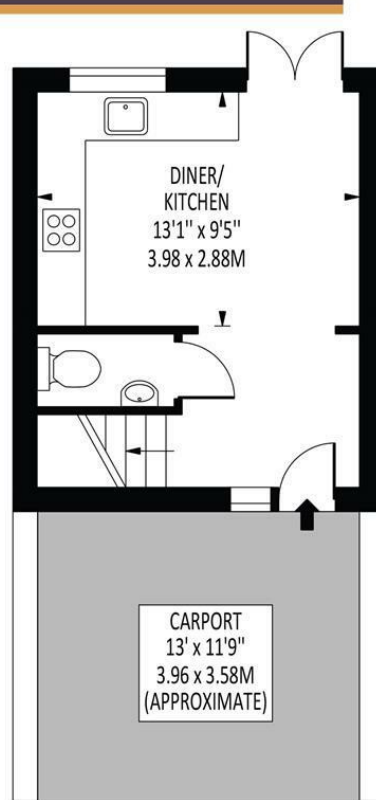


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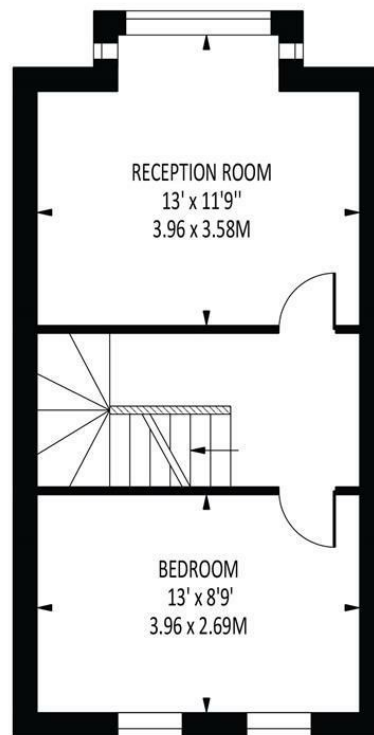


## Farriers Road

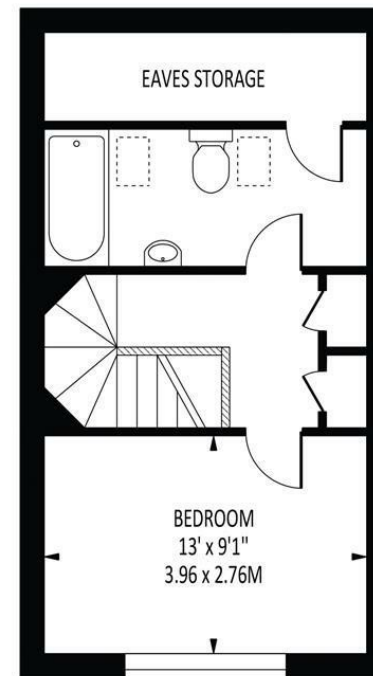
Total Area: 889 SQ FT • 82.60 SQ M  
(Including Eaves Storage)  
Eaves Storage Area : 52 SQ FT • 4.80 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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### BANSTEAD OFFICE

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### TADWORTH & KINGSWOOD OFFICE

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### LETTINGS & MANAGEMENT

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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.



