



Wallace Fields, Epsom

The **PERSONAL** Agent



# POA

## Freehold

- Central Wallace Fields location
- Backing on to parkland
- Fantastic outlook to rear
- 96ft x 50ft South/West garden
- Four bedrooms
- Three reception rooms + sunroom
- Kitchen/breakfast room
- Utility room & d/s cloakroom
- Attached garage & driveway
- No ongoing chain

Set within a highly requested road, and backing on to private parkland adjoined to Alexandra Park, this detached family home enjoys a wonderful position with an enviable outlook to the rear and an absolutely stunning South/Westerly facing rear garden that measures 96ft x 51ft.

Being sold for the first time since since 1966 and located within the heart of the desirable and rarely available Wallace Fields area, the property sits within a stone's throw of the much requested infant and primary schools and also within the catchment area for outstanding Glyn and Rosebery secondary schools.

The property is within walking distance and equidistant of Epsom railway station and East Ewell station with excellent links serving both London Victoria, Waterloo and London Bridge.



As well as enjoying well proportioned and balanced accommodation, the property still offers a fantastic amount of potential for the new owners to put their own stamp on it from both a decorative and extension point of view STPP.

The 96ft x 51ft secluded rear garden enjoys the most requested South/Westerly aspect with an excellent degree of privacy from neighbouring properties. The front garden is beautifully maintained and there is a driveway with off street parking, a 17ft garage and access to the rear garden via a side gate.

With three spacious reception rooms, sunroom, kitchen/breakfast room, utility room, downstairs cloakroom, four well balanced bedrooms and upstairs bathroom, the generous accommodation benefits from an excellent degree of natural light. The loft space is also sizable with plenty of storage space.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold. Sole agent. No chain.

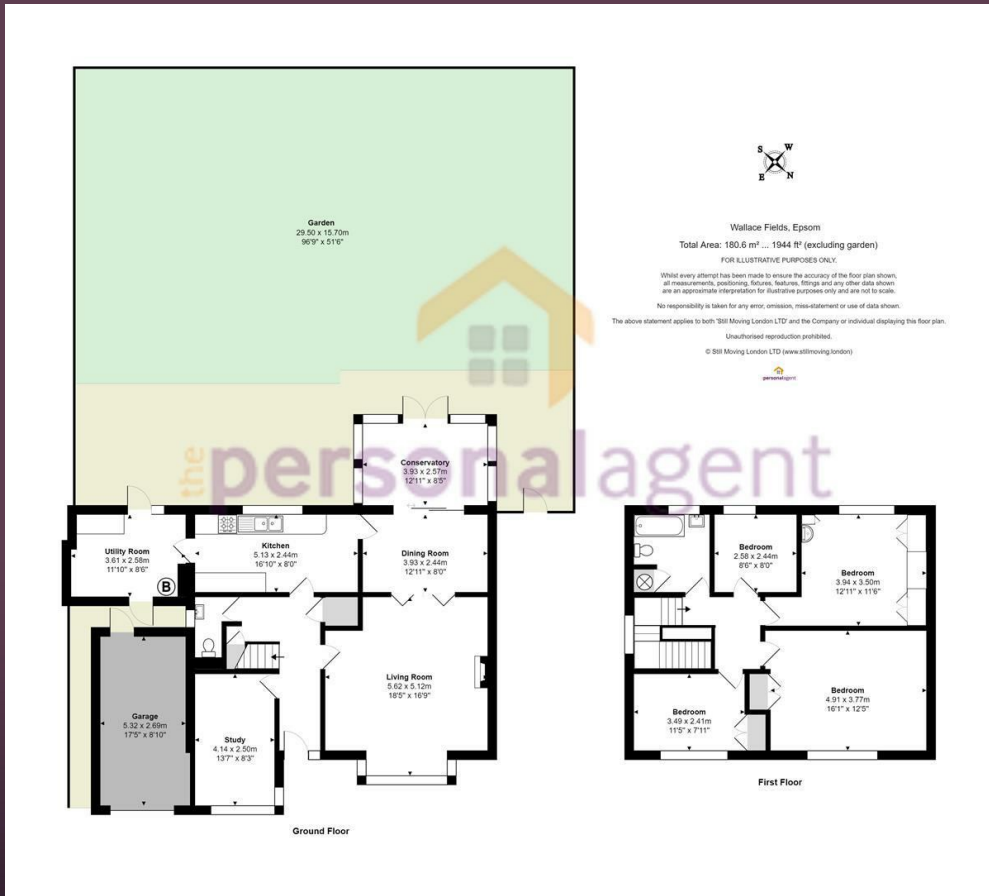












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**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.



