



The Greenway, Epsom

The **PERSONAL** Agent

# Guide Price £859,000

## Freehold

- Offered with no onward chain
- Attractive detached family home
- Periphery of Epsom Common
- South facing 55ft rear garden
- Four nicely proportioned bedrooms
- Five flexible & versatile receptions
- 21ft kitchen/dining room
- Driveway with parking for two cars
- Downstairs cloakroom/utility space
- Easy access to schools, station & town

Coming to market with no onward chain, The Personal Agent are delighted to present this attractive and well proportioned detached family home, superbly positioned within Epsom's highly regarded Wells Estate.

Offering flexible and generously sized accommodation, the property provides a well balanced blend of space with scope for reconfiguration. A particular highlight is the impressive 55ft south facing rear garden, making this a wonderful home for families and entertaining alike.

Set in the heart of the Wells Estate, the property falls within the catchment area for highly regarded local schools, including those rated Outstanding by Ofsted. Epsom town centre and mainline railway station are within easy reach, while the home sits on the edge of Epsom Common, allowing you to step outside and, within minutes, enjoy hundreds of acres of woodland. The picturesque Stamford Green nature reserve, with its village green, duck pond and popular public houses, is also close by.



The accommodation is arranged over two floors. The ground floor features a welcoming entrance hall, a spacious living room with bay window, and an impressive open plan kitchen/dining room which flows seamlessly into a cosy family room, creating an ideal entertaining space.

Additional rooms include a playroom, an office that connects to a snug, and a practical downstairs cloakroom incorporating a utility area.

Upstairs are four well proportioned bedrooms, served by a modern family bathroom and access to a useful loft space. A further noteworthy feature is underfloor heating to both the kitchen and the upstairs family bathroom.

Outside, the south facing garden enjoys a sun terrace ideal for al-fresco dining, a useful side access, large shed at the side of the house adjacent to the kitchen, and a detached garden room currently used as a versatile entertaining space.

The Wells Estate is surrounded by extensive woodland, bridle paths and scenic walks, providing easy access to Stamford Green Conservation Area. Despite its semi-rural feel, the property remains conveniently located within walking distance of the town centre and mainline station via a footpath linking the Common to the High Street, approximately 1.1 miles (around a 22-minute walk).

Tenure: Freehold  
Council Tax Band: F





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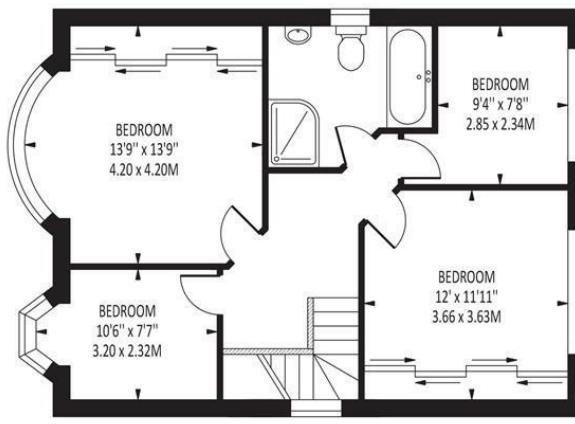
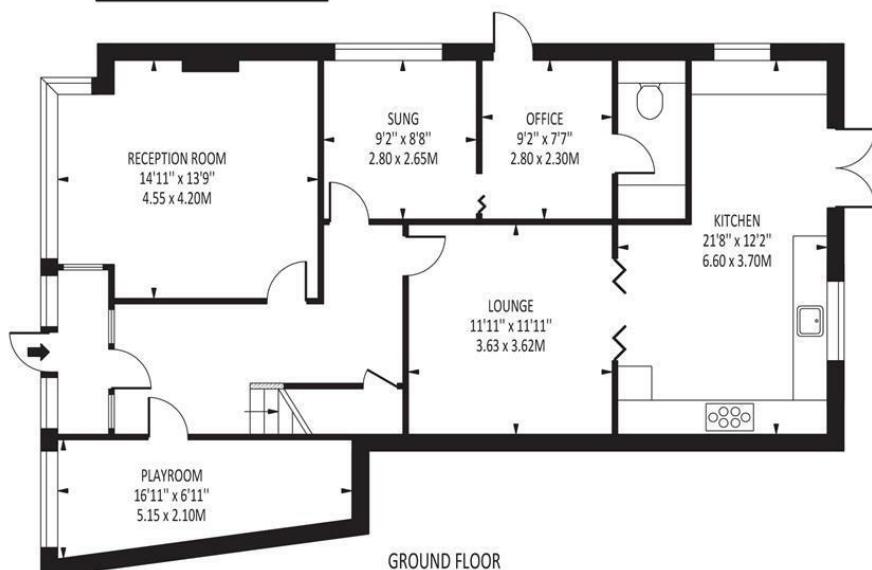
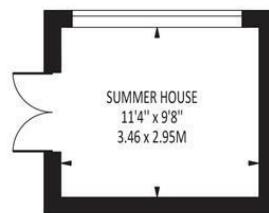


## The Greenway

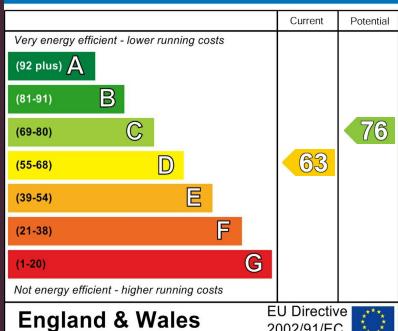
Total Area: 1821 SQ FT • 169.19 SQ M

(Including Summer House)

Summer House Area : 110 SQ FT • 10.21 SQ M



### Energy Efficiency Rating



### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



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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 any 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.

