



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



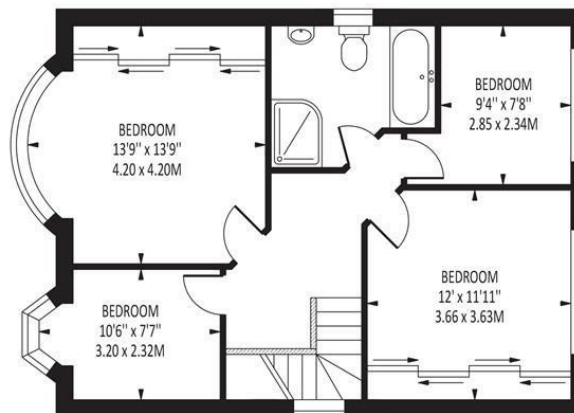
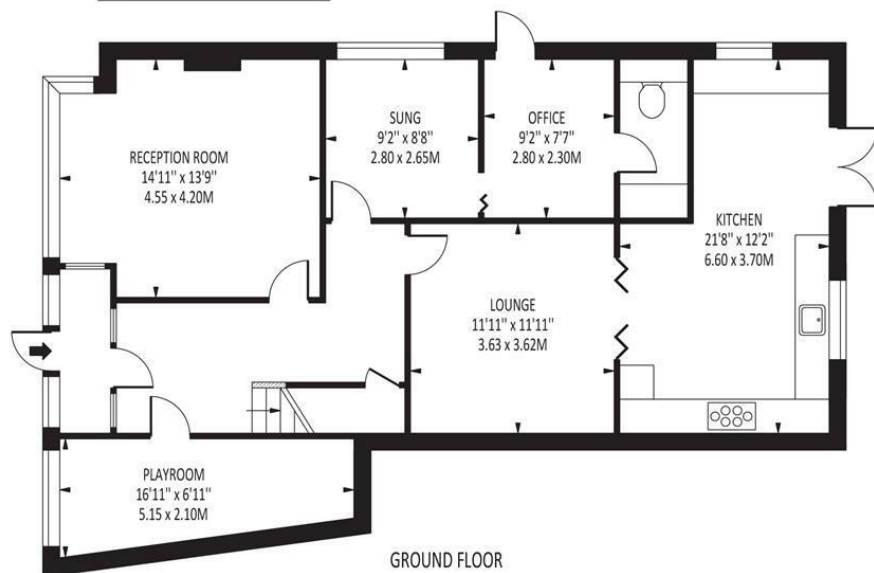
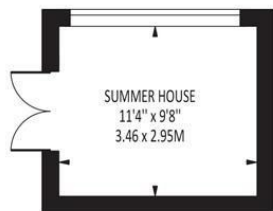


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Total Area: 1821 SQ FT • 169.19 SQ M
(Including Summer House)
Summer House Area : 110 SQ FT • 10.21 SQ M



FIRST FLOOR

GROUND 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
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.

