



Manor Crescent, Epsom

The **PERSONAL** Agent

Guide Price £615,000

Freehold

- Vendor potentially suited
- Popular Manor Park development
- South facing rear garden
- Three bedrooms & two bathrooms
- Downstairs cloakroom
- Spacious lounge & kitchen/dining room
- Driveway with EV charging point
- Attached garage with scope to convert
- Moments from sought after schooling
- Leafy position on periphery of Country Park

Set within the highly sought after Manor Park development, on the western side of Epsom, this well positioned modern home offers an excellent balance of comfortable accommodation, outdoor space and everyday convenience.

One of the property's greatest attractions is its location. Positioned close to the open spaces of Horton Country Park and Epsom Common, there are an abundance of woodland walks, bridle paths and cycle routes virtually on the doorstep, whilst David Lloyd Health & Fitness Club and Horton Golf Club are also within easy reach. Despite this wonderfully leafy setting, Epsom town centre and the mainline railway station are both just a short distance away, making this an ideal location for commuters and families alike.

The house itself provides bright and flexible accommodation arranged over two floors. The generous 16ft x 15ft living room provides an excellent principal reception space, while the kitchen/breakfast room enjoys direct access to the southerly facing rear garden, creating a particularly pleasant space for



everyday family life and entertaining. There is also a useful downstairs cloakroom, three well proportioned bedrooms, an en suite shower area to the principal bedroom and a family bathroom.

For families with primary school aged children, the location is particularly appealing. Stamford Green Primary School, rated Outstanding by Ofsted, is close by, with the added convenience of a gate into the school grounds being accessible via a nearby bridle path. Just around the corner from the property, this makes the morning school run wonderfully straightforward, and one less thing to worry about during the daily routine.

Outside, the enclosed rear garden features a sandstone patio, with plenty of space to create an attractive outdoor entertaining area, while a door provides direct access to the garage. To the front, the driveway offers parking for two cars.

For those looking to add further value or space, there is also exciting potential to extend the property to the side and rear, subject to the necessary planning consents, with neighbouring

properties providing examples of what can be achieved. The garage could also potentially be converted, subject to planning permission and any other relevant consents.

The location offers the perfect balance of countryside and convenience. Epsom town centre is close enough to walk to, providing an excellent choice of shops, cafés, bars, restaurants and everyday amenities, together with the Odeon cinema and Epsom Playhouse. At the same time, the surrounding woodland, common and bridle paths provide a wonderful escape for walking, running and cycling.

For commuters, Epsom mainline station provides regular services into London Waterloo, Victoria and London Bridge, making the property particularly well placed for those travelling into the capital.

Tenure: Freehold
Council Tax Band: D







Manor Crescent, Epsom

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

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
Agent

Ground Floor

First Floor

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

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.



The
PERSONAL
Agent

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.

