



The Greenway, Epsom

The **PERSONAL** Agent

Offers In Excess Of £670,000 Freehold

- Cleverly extended
- Three spacious double bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Periphery of Epsom Common
- Stunning en-suite shower room
- Family bathroom plus d/s shower room
- Driveway & attached garage
- 100ft x 42ft L-shaped rear garden
- Walk to Epsom town centre

Located on the periphery of Epsom Common, The Personal Agent are proud to present this attractive semi detached house, benefitting from spacious and adaptable accommodation with easy access to Epsom and Ashted Common.

The property has been sympathetically extended with the ground floor comprising a living room, dining room, kitchen/breakfast room, with separate preparation area, study, modern downstairs shower room with underfloor heating, garage with access to the garden.

On the first floor is two generously proportioned double bedrooms, further study area on the landing which provides scope to create a fourth bedroom and a family bathroom. And on the top floor is a stunning master bedroom with a pleasant elevated outlook and a fantastic modern en-suite.

Outside is a wonderful larger than average 101ft x 42ft



L-shaped rear garden with a paved terrace and two sheds with a private area to the rear of the garden which provides the ideal secluded spot for a work from home office. To the front is a driveway providing off street parking for two cars and access to the garage. A further noteworthy point to mention is the huge scope to extend further STPP.

The property enjoys well designed accommodation providing the perfect layout for modern family living with spacious reception areas that complement each other making an ideal layout that is perfect for entertaining, social occasions and most importantly, day to day life. The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses. This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station via a footpath that links the common to the high street at a distance of just over 1 mile.

Nearby 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.

Tenure - Freehold
Council tax band - E







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		
England & Wales		EU Directive 2002/91/EC

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