



Farriers Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- End of terrace townhouse
- Fully refurbished
- Two generous bedrooms
- French doors opening onto lovely private garden
- Modern kitchen with integrated appliances
- Bright first-floor lounge
- Family bathroom & separate WC
- Covered parking plus additional off-road parking space
- Short walk to town & station
- Close to excellent schools

Having been subject to a full refurbishment programme and enjoying a highly convenient and quiet, tucked-away location, this immaculate contemporary family home warrants immediate viewing to fully appreciate its bright and spacious rooms. Features include a private rear garden, double glazing, gas central heating and a carport along with additional allocated off road parking opposite the property.

The ground floor accommodation flows effortlessly with a welcoming entrance hall and downstairs WC, a spacious kitchen with breakfast bar peninsula and French doors leading to the beautifully landscaped rear garden.

On the first floor is a good-sized, bright bay fronted living room overlooking the garden and a generous double bedroom with built in wardrobes. The second floor contains another well-proportioned bedroom and sleek and contemporary family bathroom complete with bath and over bath shower and bespoke storage.



Outside to the front, there is a useful carport with outside storage cupboard and guest parking can be found adjacent to the property. To the rear is a low maintenance garden with patio area perfect for entertaining and space for a shed and a BBQ.

Farriers Road is conveniently located within a short walk of local amenities and is just 0.65 miles away from Epsom town centre and railway station, while Ewell West (Zone 6) station is just 0.75 miles away. Both stations offer direct trains to London Bridge, Victoria and Waterloo. The property is also situated close to several schools including the Ofsted-rated Outstanding Wallace Fields.

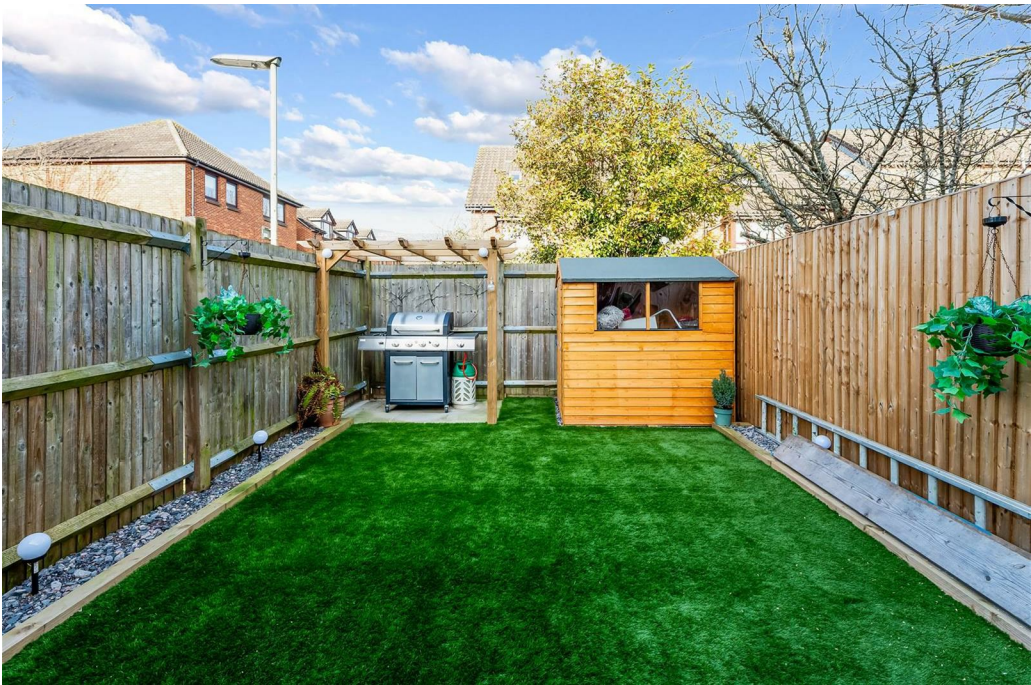
The Farriers development is a popular spot and within the close surrounding area are several beautiful parks with playgrounds, the Rainbow Leisure Centre and Gym, Sainsbury's, and excellent road links to the A24, A3 and A217 as well as regular bus links.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall - and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym, and other sports facilities. 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.

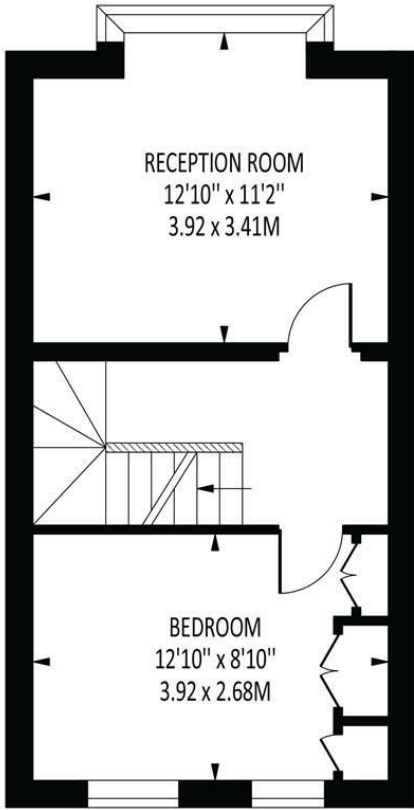
Overall, it would be hard to find a better positioned property for commuting, schooling and daily life.

Tenure - Freehold
Council Tax Band - D






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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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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.

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