



Longdown Lane North, Epsom

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Modern detached family home
- Three bedrooms
- High spec with remainder of new build warranty
- Two reception rooms
- Bespoke kitchen/diner with Neff appliances
- Family bathroom and en suite
- Solar panels and electric car charger port for energy saving
- Garden room
- Driveway with parking for several cars
- Landscaped Rear Garden

Built in 2020 to a high specification and with the remainder of the 10 year new build warranty, this detached family home benefits from a truly fantastic position and with immaculate and tasteful decor, can be moved straight into.

The property is presented to the market in excellent condition throughout, having been carefully maintained and improved over the years by the current owners, including the addition of underfloor heating.

The property itself enjoys a large frontage and an incredibly well balanced layout that is perfect for the growing family with further scope to extend if desired (STPP). When you couple the generous space it provides with its private and spacious plot, finding a more impressive home will be a very difficult task indeed.

The bright and spacious accommodation is immediately evident from the moment you step through the front door. Benefitting



from almost 1500 sq ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly generous family living without any compromises.

As soon as you step into the central hallway the stylish design touches including the Amtico flooring and acoustic wood panels immediately set the tone. From here your eye is drawn to the beautiful 19ft kitchen/dining space equipped with Neff appliances and quartz work surfaces that provides the ultimate 'wow' factor and really makes it the heart of the home.

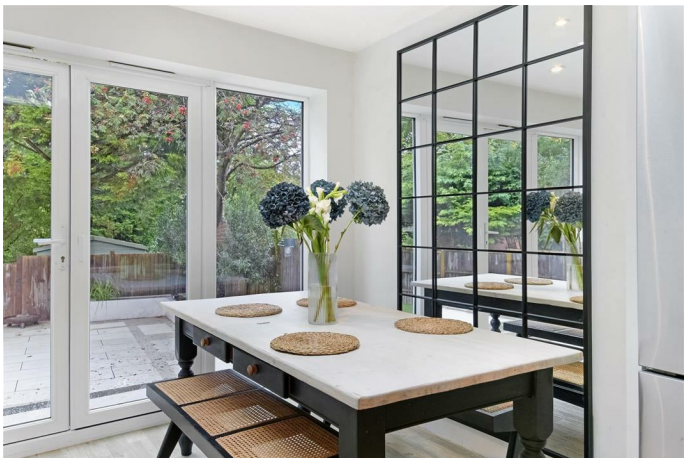
Doors seamlessly link this room to the gardens with direct access onto a large patio that is perfect for al fresco entertaining and low maintenance artificial grass. The impressive ground floor accommodation continues with a generous family lounge with herringbone style flooring, office/playroom and from a practical sense a separate downstairs cloakroom.

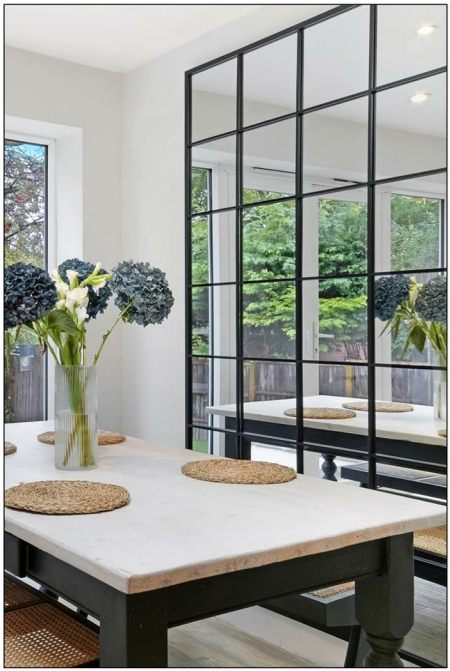
The first floor has three well proportioned bedrooms with the principal being serviced by an en suite shower room and the smaller bedrooms having use of a family bathroom.

Outside the property benefits from a large driveway with parking for several cars including an electric car charger port, and a secluded rear garden. One of the fantastic bonuses of this property is the 16ft garden room which could be used as an office or somewhere to relax on a sunny evening and there are energy saving solar panels to help keep the bills low.

Homes on Longdown Lane North are always popular, especially one with such a great plot as this. It is located within easy reach of Ofsted outstanding local schools, local amenities and the picturesque open spaces of Epsom Downs which are also nearby. Ewell East and Epsom railway stations are within easy walking distance, while the nearby towns of Epsom and Banstead Village provide a wide range of shopping, leisure amenities, and convenient transport connections, with London reachable in just 20 minutes.

Tenure - Freehold
Council tax band - G





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Total Area: 1447 SQ FT • 134.45 SQ M

(Including Garden Room)

Garden Room Area : 128 SQ FT • 11.90 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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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.

