



Dalmeny Way, Epsom

The PERSONAL Agent

# Offers In Excess Of £700,000 Freehold

- No onward chain
- Four spacious bedrooms
- Cul de sac location
- Heart of central Epsom
- Short walk to town/station
- Spacious reception area
- Kitchen/dining room
- Family bathroom and ensuite
- Enclosed rear garden
- Two allocated parking spaces

Located within a cul de sac in the heart of Epsom, within a very short walk of the town centre and railway station, The Personal Agent are pleased to present this contemporary and spacious modern home.

Built by the award winning developer Crest Nicholson and enjoying a great position being almost opposite a communal green. The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home and comprises of a large reception room to the rear with doors to the garden, a spacious kitchen/dining room that is perfect for entertaining, downstairs W.C, three well proportioned bedrooms on the first floor with a family bathroom.

On the second floor is an impressive master bedroom suite with large en suite shower room and great elevated views of the development to the front and of the London basin to the rear aspect.

Further noteworthy points to mention about this property include two allocated parking spaces to the front and a fully enclosed rear garden. Immediate viewing is strongly advised to fully appreciate everything that this deceptively spacious home offers, in our opinion you will not be disappointed in the slightest.



Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers

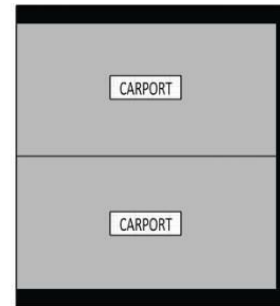
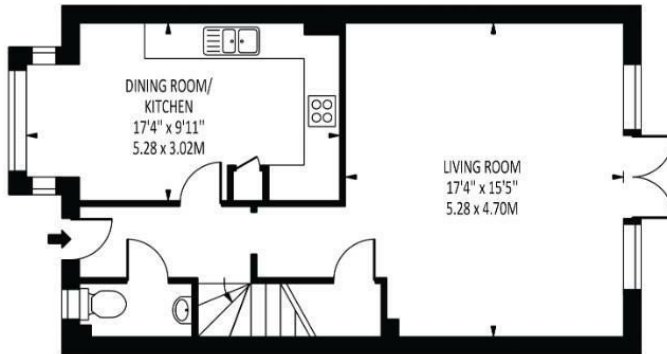
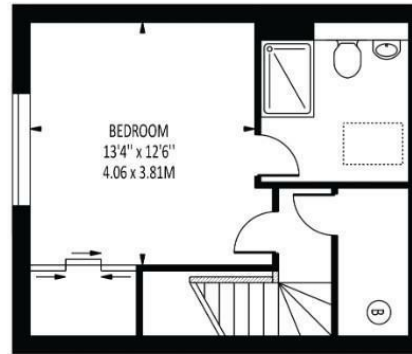
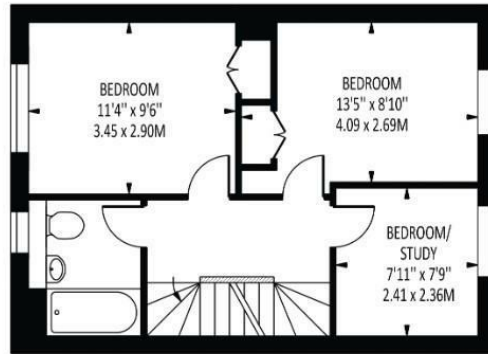
fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure: Freehold  
Annual service charge amount (£) - £700.00  
Council Tax Band: F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

