



Beech Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Detached family home
- Flexible downstairs configuration
- 1519 sq ft of accommodation
- Two reception rooms
- Conservatory
- Four genuine double bedrooms
- D/s bathroom & upstairs shower room
- South/Easterly facing rear garden
- Popular Cul-de-sac
- Close to Epsom Town Centre

Set within a quiet and popular cul-de-sac just a short walk from open fields, this beautifully presented detached home has been the subject of updates in several areas by our clients in recent years. All in all this fine home boasts 1519 sq ft of flexible and extremely bright space.

As soon as you step through the door the wonderful atmosphere and space of the property is immediately evident. With a genuine homely feel alongside the contemporary touches that seamlessly blend with the original fabric of the house, this fine home not only enjoys a huge amount of space and natural light, but also offers exceptionally good value considering the level of finish.

Beech Way is a quiet residential cul-de-sac that is equidistant to Epsom town centre and the green spaces of Epsom Downs, with access to open fields by the footpath across the road making it the perfect balance between town and country living.



The bright entrance hall provides the ultimate first impression with most ground floor rooms leading from this space. To the front are two double bedrooms which provide flexibility to be used as further reception spaces and both of which are serviced by a modern family bathroom.

To the left is a cosy lounge with double doors opening to the conservatory and its views of the rear garden beyond. At the back, to the right is the more formal dining room leading to the practical kitchen. A door from the kitchen leads onto the South/Easterly facing garden that benefits from brick built storage at the back and cleverly designed entertaining space for al fresco dining in the warmer months. On the first floor are two further very generous double bedrooms and a modern shower room.

The property is close to the open spaces of Epsom Downs, which is home to the world famous Derby, with Epsom town centre and mainline station (approx. 20 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 35

minutes). 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.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council tax band - E



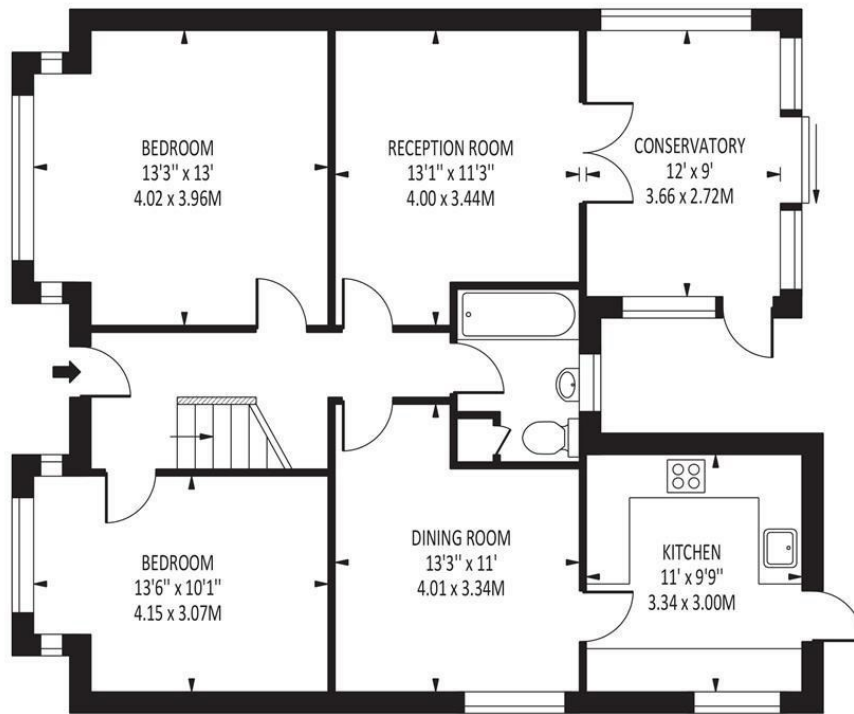


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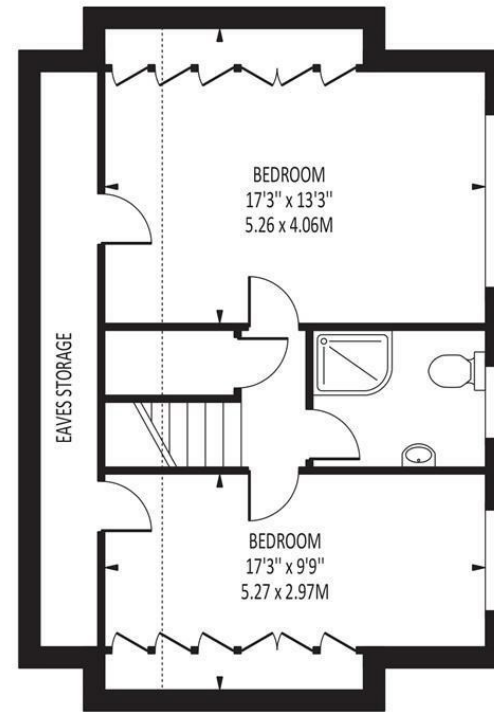


Beech Way

Total Area: 1519 SQ FT • 141.15 SQ M
(Including Eaves Storage)
Eaves Storage Area: 157 SQ FT • 14.56 SQ M



GROUND FLOOR



FIRST FLOOR

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) 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		
	67	80
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.

