



Manor Green Road, Epsom

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- No ongoing chain
- Highly desirable Chase Estate
- Three generous bedrooms
- Two reception rooms
- Spacious entrance hall & fitted kitchen
- Downstairs shower room
- Potential to extend with plans approved
- 43ft Southerly facing rear garden
- Large driveway & detached garden office
- Walk to station, schools, shops & High Street

****NO CHAIN**** Set on the periphery of the Chase Estate in a highly desirable and much requested residential road, this semi-detached family home benefits from flexible and spacious accommodation which includes a stunning rear garden with a detached garden office that provides tons of flexibility.

The property itself enjoys an incredibly well balanced layout that is perfect for a professional couple, a young family or even a downsize move without compromise. When you couple the generous space it provides with the practical location, finding a more impressive home within this price point will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step into the welcoming entrance hall the



wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. There is a bay fronted dining room, generous kitchen and a living room that is perfect for entertaining which links to the beautiful and secluded rear garden.

From a practical sense, the ground floor is completed by a modern downstairs shower room. From the entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues.

The master bedroom and the guest bedroom are incredibly well proportioned doubles, the third bedroom is still a very comfortable smaller double bedroom, all of which are served by the modern family bathroom.

The property has planning permission granted and structural drawings signed off for a full width ground floor and a half width first floor extension which will then provide another bedroom and more living space, so if you are looking for genuine

longevity from a home that sits in a great location, then this one has it all!

Outside there is a well maintained frontage that enjoys a driveway with off street parking and private side access leading to a garage store, ideal for bikes. There is access to the secluded 43ft rear garden which enjoys the most coveted Southerly aspect and is wonderfully private due to the position and the detached garden home office provides so much flexibility and could also double as a gym, playroom or occasional guest bedroom.

Epsom mainline station and High Street are within easy walking distance as are the excellent local schools, many of which are Ofsted outstanding.

Such is the rarity of this opportunity, we are advising immediate inspection. Sole agent.

Tenure - Freehold
Council tax band - E



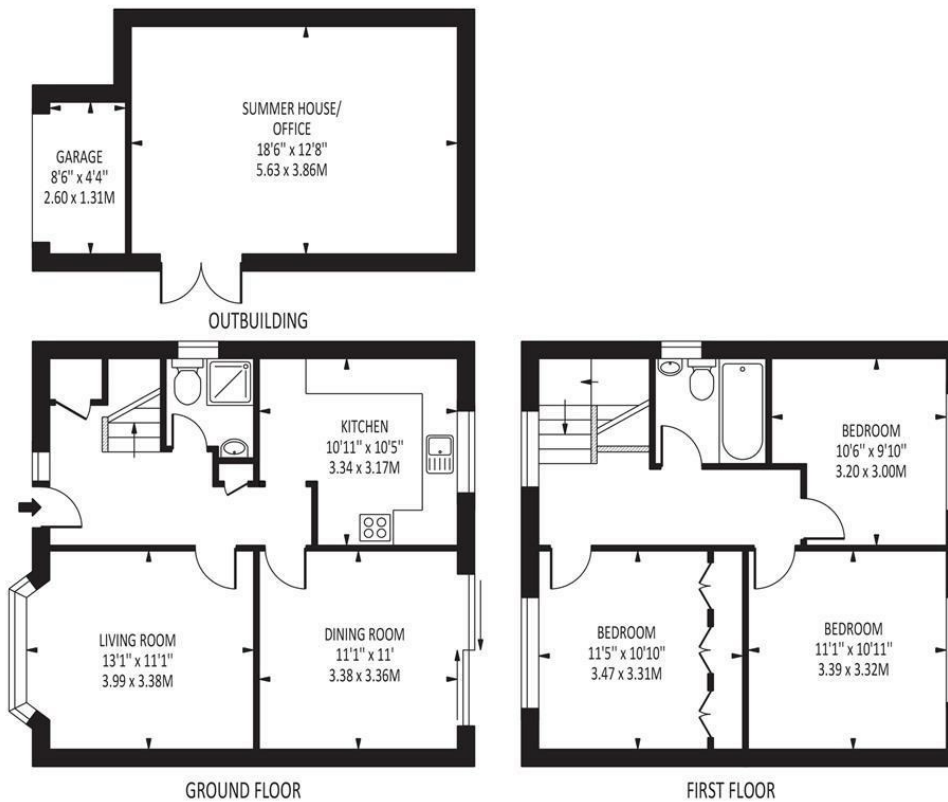


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Total Area: 1283 SQ FT • 119.24 SQ M
(Including Outbuilding)
Outbuilding Area: 271 SQ FT • 25.14 SQ M



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		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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