



Well Way, Epsom

The PERSONAL Agent

# Guide Price £600,000

## Freehold

- Flexible and spacious accommodation
- 1288 Sq Ft of space
- Fully refurbished throughout
- Three well proportioned bedrooms
- Reception room with bay and plantation shutters
- Utility and d/s cloakroom
- Contemporary bathroom
- Garage and off street parking
- Secluded garden
- Catchment of Ofsted outstanding school

Subject to a full refurbishment programme and located in a popular residential road on the periphery of Epsom Common, The Personal Agent are proud to present this deceptively spacious semi-detached home that offers almost 1300 Sq Ft of incredibly flexible accommodation that is perfect for any growing family.

The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses. This property balances a semi rural feel with the convenience of being walking distance of the town centre and mainline railway station.

If you are looking for a generous home with space, light, flexibility and one that is ready to move straight into then this property should tick all your boxes!



As soon as you step through the front door the amazing feel of the property is immediately evident, with a stylish and contemporary look throughout with the kitchen/dining space with French doors out to a lovely entertaining space. The ground floor continues to the front of the house with a formal lounge with bay window and plantation shutters. The downstairs is completed by a larger than average utility space which is perfect for leaving your shoes after a long walk on The Common and cloakroom/W.C.

On the first floor are three well proportioned bedrooms all being serviced by an incredibly stylish and contemporary bathroom.

Further noteworthy points to mention include a driveway with off street parking, 15ft x 13ft garage and a mature rear garden with patio area that makes

the ultimate entertaining space for friends and family when they come over for a BBQ.

Nearby 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, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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

Tenure - Freehold  
Council tax band - D

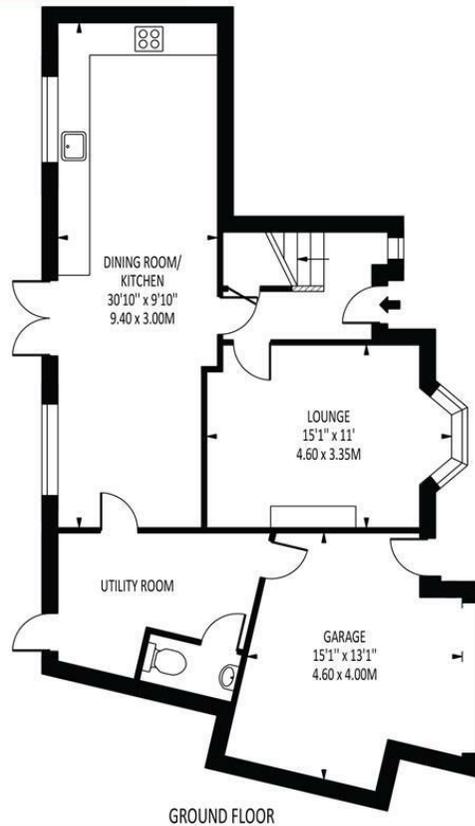




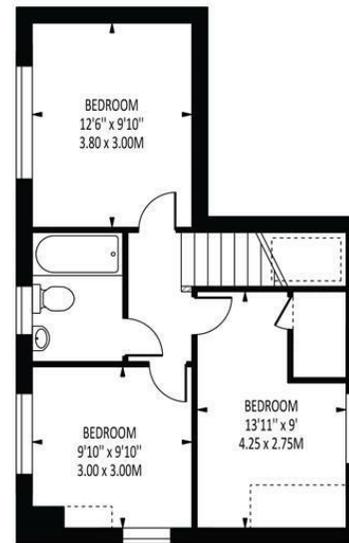
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### Well Way

Total Area: 1288 SQ FT • 119.64 SQ M  
 (Including Garage & Restricted Height Area)  
 Garage Area : 176 SQ FT • 16.38 SQ M  
 Restricted Height Area : 37 SQ FT • 3.40 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	83
(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.

