



Harvester Road, Epsom

The **PERSONAL** Agent

# Guide Price £475,000

## Freehold

- Providing 1062 sq ft of space
- Three generous bedrooms
- Living room & dining room
- Conservatory/playroom
- Modern fitted kitchen
- Modern family bathroom
- Private front & rear gardens
- Detached brick built stores with electrics
- Short distance to Epsom town centre
- 0.6 mile to Ewell West station (zone 6)

The Personal Agent are proud to present this deceptively spacious three bedroom family home that benefits from flexible and bright accommodation.

The property is very well presented throughout and provides spacious and particularly well balanced accommodation on both the ground and first floors that totals 1062 sq ft, making it an ideal layout for modern family living.

Located within a popular residential area approximately half a mile from Epsom town centre and Mainline station. There is easy access of Ewell West Mainline station (Zone 6) which is approximately 0.6 miles away as well as Ofsted outstanding schools. Immediate viewing is strongly advised by vendors sole agent.

The property is nicely set back from the road and benefits from



a private lawned front garden. The front door opens into a generous entrance hall, to the front of the property is a large living room that links to a separate dining room and then into a conservatory/playroom which overlooks the garden. The ground floor accommodation flows well but arguably the heart of the home is a modern and stylish kitchen which is also a great size and has access to the garden too.

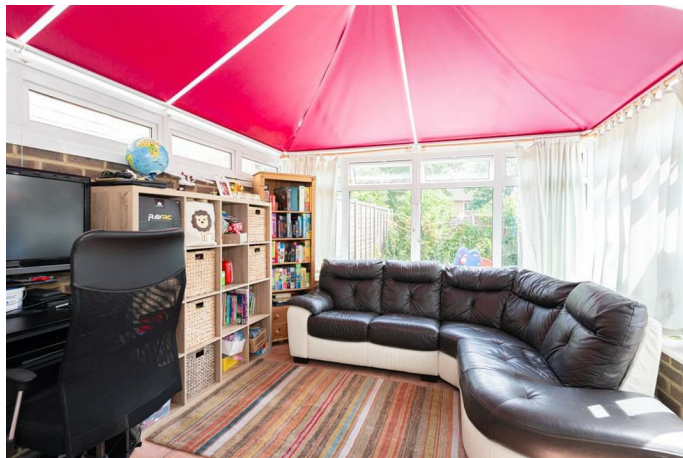
The accommodation on the first floor doesn't disappoint either, with three incredibly well proportioned bedrooms with fitted wardrobes in bedrooms one and two, comfortable larding area and modern family bathroom. A further noteworthy point to mention includes a large loft space, two brick built detached storage rooms with electric and light and a wonderful private rear garden that measures 37ft x 24ft.

There is also scope to extend this property to the rear and the side (subject to planning approval) if more space was required in the future.

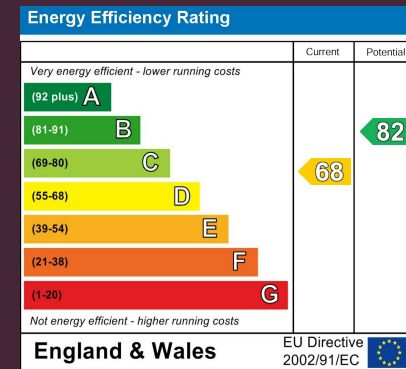
The property is located on the periphery of Epsom and the ever popular West Ewell, which is within the catchment area of good local schools and a short distance from West Ewell railway station which is a zone 6 station and provides direct links to London (20/25 minutes to Clapham and Waterloo), as well as being just a short walk from bridle paths and footpaths that link to Hogsmill Nature Reserve and The Spring in nearby Ewell Village.

Nearby 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.

Tenure - Freehold  
Council tax band - D







**EPSOM OFFICE**  
 2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**  
 141 High Street  
 Banstead, Surrey, SM7 2NS  
 01372 333699

**LETTINGS & MANAGEMENT**  
 163 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



**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.

