



Wallace Fields, Epsom

The **PERSONAL** Agent

Guide Price £1,300,000

Freehold

- Central Wallace Fields location
- Stunning 148ft x 48ft garden
- Vendor suited with complete chain
- Four well proportioned bedrooms
- Family bathroom & separate shower room
- 21ft Living room & separate dining room
- Kitchen/breakfast room
- Further family room / guest bedroom
- Garage & carriage driveway
- Utility room & d/s cloakroom



Set within a highly requested road and offered to the market with a complete chain, this detached family home provides over 2035 Sq. Ft and enjoys a wonderful position as well as an absolutely stunning mature rear garden that measures 148ft x 48ft.

Located within the heart of the desirable and rarely available Wallace Fields area, the property sits within a stone's throw of the much requested 'Ofstead outstanding' infant and primary schools and also within the catchment area for outstanding Glyn and Rosebery secondary schools.

The property is within walking distance and equidistant of Epsom railway station and East Ewell station with excellent links serving both London Victoria, Waterloo and London Bridge.

As well as enjoying well proportioned and balanced accommodation with a previous sympathetic extension to the

ground floor, the property still offers a fantastic amount of potential for the new owners to put their own stamp on it with significant scope to almost double the size of the existing house if desired (STPP).

The 148ft x 48ft secluded rear garden enjoys a truly private aspect from neighbouring properties. To the front there is a carriage driveway with off street parking, an 18ft garage and access to the rear garden via a side gate.

With a 21ft living/family room, separate dining room, kitchen/breakfast room, and utility room, the property also has a garden room which could easily be utilised as a fifth bedroom or perhaps an annexe due to the full downstairs bathroom being located next to it. In addition there is a further downstairs cloakroom, four well proportioned bedrooms and a family bathroom. The generous accommodation benefits from an excellent degree of natural light, whilst the loft space is also

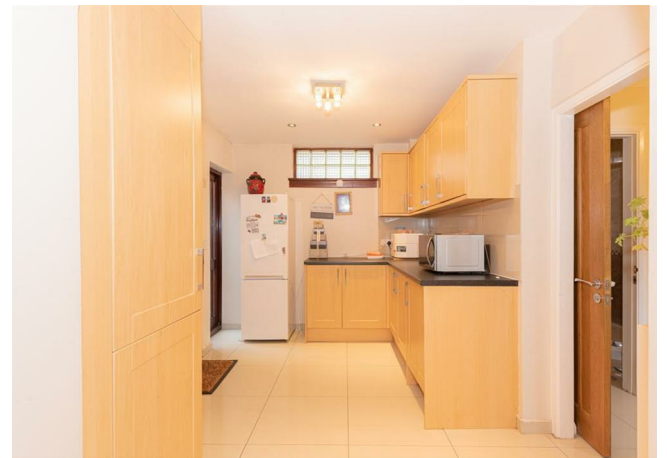
sizable with plenty of storage space and there is wooden parquet flooring in the original part of the downstairs.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

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.

Complete Chain. Vendor Suited.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
01737 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.



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