The Hayes, Epsom

The PERSONAL Agent

Guide Price £650,000

Freehold

- No ongoing chain
- Walled South facing garden with gate to rear
- Backing onto woodland & open fields
- Four bedrooms
- Two reception rooms
- Practical kitchen & downstairs W.C
- Smart family bathroom
- Generous driveway & 18ft garage
- Small, family orientated cul de sac
- Scope to convert garage & loft space STPP

Located in a small and tucked away cul de sac, sitting within the quiet backwater that is the wonderful village of Langley Vale, The Personal Agent are pleased to present this detached family home that is being brought to the market with no onward chain.

Our client has enjoyed many years at The Hayes and whilst the property has been incredibly well maintained over this time and can be moved straight into, it should also be viewed as a blank canvas and the perfect opportunity for a new owner to come in and place their own stamp on it.

Such is the nature of the position and the tranquillity of this property, you could easily be mistaken in thinking that you are somewhere far more secluded. In reality, practicality is all around. Epsom High Street and all it offers, including the mainline station, are just a short drive away, while the delightful Epsom Downs are virtually on the doorstep and easily accessed on foot or bicycle.

As you step through the front door into the useful porch, first impressions are of a genuinely warm and inviting home with tons of natural light throughout. At the heart of the property is the spacious living room which measures 17ft x 12ft and links directly to the dining room which has French doors linking to the garden.

The kitchen is set at the rear of the house and is nicely planned with lots of cupboard space and integrated appliances, it would also be very easy to knock the kitchen through to the dining room and create an altogether bigger space, so there are options here. The ground floor is completed by a downstairs cloakroom and an 18ft garage which could also be converted to create another reception space if required.

Upstairs, the first floor is nicely balanced with four genuinely well proportioned bedrooms, a smart four piece family bathroom and the useful loft space, which provides even more potential, to create another space that really makes the most of the views to the rear.

Sat within a fantastic position, the outside of this home is great too. The private, walled rear garden enjoys an excellent degree of seclusion from neighbouring homes and is direct South facing with acres of fields and woodland directly adjacent to the plot which creates a green and pleasant backdrop with nature all around you.

To the front is a generous driveway and ample on street visitors parking within the cul de sac if required.

Langley Vale village is set on the fringes of Epsom Downs, home to The Derby. The area is largely residential but does offer a local shop and petrol station, primary school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre, a covered shopping mall and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature a pool, gym and other sports facilities.

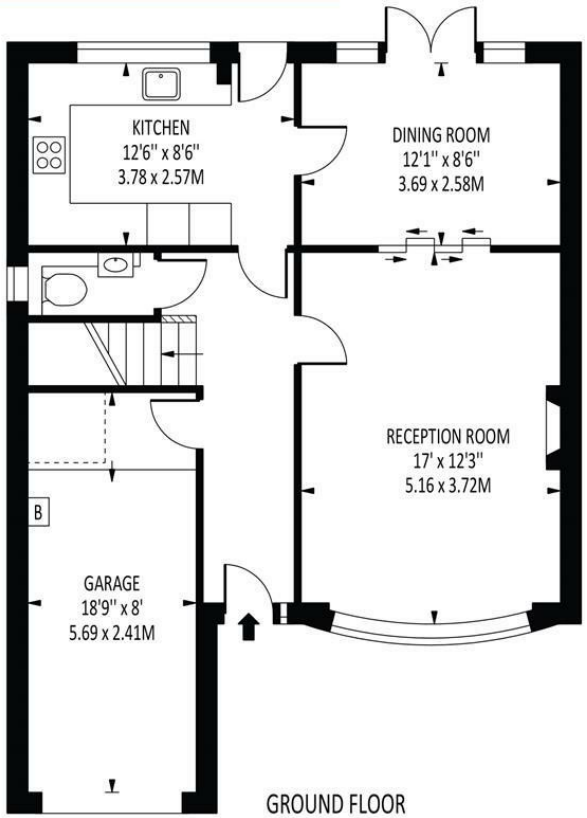
There is also a wide variety of cafés, restaurants and pubs available locally. Epsom is a popular commuter town located to the southwest of London and offers a good mix of state and independent schools for all age groups. The M25 (Junction 9) is a short drive away, giving access to both Heathrow and Gatwick international airports.

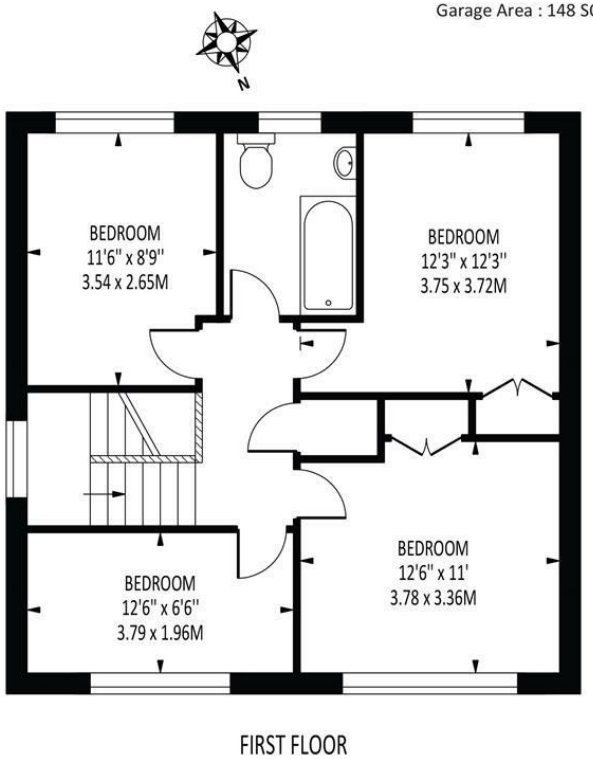
Tenure - Freehold
Council Tax Band -F

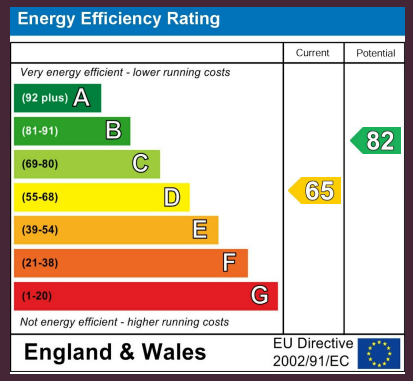
The PERSONAL Agent

The Hayes

Total Area: 1337 SQ FT • 124.19 SQ M
(Including Garage)
Garage Area : 148 SQ FT • 13.71 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 inpspection, 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.

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 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

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

The PERSONAL Agent

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.