



Woodlands Road, Epsom

The **PERSONAL** Agent

# Guide Price £500,000

## Freehold

- Periphery of Epsom Common
- Two generous bedrooms
- En-suite facilities to both bedrooms
- Stunning kitchen/dining room
- Lounge with wood burning stove
- Practical utility room
- Downstairs cloakroom
- Westerly facing garden
- Block paved driveway
- Walk to Town & station



Located on the periphery of Epsom Common is this attractive semi-detached character home, benefitting from a truly wonderful position that fronts directly onto Epsom and Ashted Common.

The property was the subject of a back to brickwork refurbishment program that was carried out by a locally renowned developer in 2017 and our clients have loved every moment here, noting the seamless blend of practicality with stylish modern design touches that the property enjoys along with the particularly well balanced accommodation. Step out your front door and you are surrounded by hundreds of acres of woodland and the picturesque Stamford Green nature reserve with its popular green, public house and duck pond.

This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station. The well designed accommodation provides the perfect layout for modern family living with a spacious reception area that links to the kitchen/dining room and makes an ideal layout that is perfect for entertaining, social occasions and most importantly, day to day life.

As soon as you step through the front door the amazing feel of the property is immediately evident. The wonderful living area is a welcoming space which enjoys a wood burning stove. The modern fitted kitchen/dining room is a great size and has French doors with direct access to the garden and to complete the ground floor is a highly practical utility room and a downstairs cloakroom.

On the first floor the impressive accommodation continues with the master bedroom that enjoys a Juliet balcony with an elevated outlook over Ashted Common and a superb en-suite bathroom. The second double bedroom is also very generous and also benefits from its own en-suite shower room.

Further noteworthy points to mention include underfloor heating within some rooms, a block paved private driveway, Westerly facing rear garden, detached garden shed and access to hundreds of acres of ancient woodland and bridle paths at the end of the road.

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.

Immediate viewing is strongly advised. Sole agent.

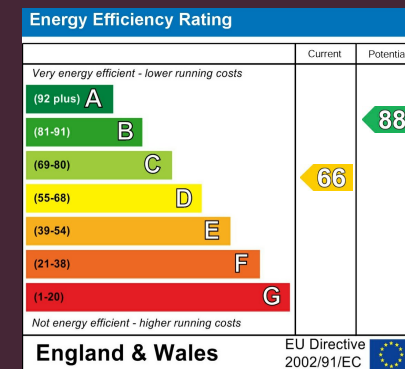
Tenure - Freehold  
Council tax band - D











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