



Cavell Way, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £800,000 Freehold

- Detached family home
- Almost 1500 sq ft of accommodation
- Four well proportioned bedrooms
- Family bathroom and ensuite
- Two generous reception rooms
- Fitted kitchen with room for table
- Utility room & d/s cloakroom
- Secluded garden
- 17ft single garage and Private Driveway
- Updated windows, boiler and electrics

Subject to a continual modernisation schedule by the owners and offered to the market with no chain, The Personal Agent are proud to present this impressive and immaculate four bedroom detached family home, offering almost 1500 sq ft of flexible and spacious accommodation within the heart of the ever popular Manor Park development.

Being located on the periphery of Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre, as well as being a short distance from the town centre, railway station and the much requested and sought after Stamford Green primary school, making this home a fantastic prospect.

The property was built in 2000 and it is the first time it is being sold since new. Such is the rarity of a house in this location we are advising immediate inspection to fully appreciate the flexible accommodation and the unrivalled position it enjoys. Sole agent.



From the moment you arrive, you can feel why this home is so special. Whether it's the outstanding position or the high quality of presentation throughout, the first impression immediately sets the tone.

The practical covered porch opens to a generous and welcoming entrance hall which leads to a reception room on the right with double doors onto the dining room, whilst the large kitchen is large enough for a table and is sleek and contemporary with integrated appliances.

From a practical sense the ground floor is completed by a utility room and downstairs cloakroom. Upstairs the impressive accommodation continues with the master bedroom that enjoys a dressing room and ensuite shower room and the three remaining bedrooms are well proportioned and served by a family bathroom.

Further noteworthy points to mention include the 17ft single garage with a large private driveway to the front providing off

street parking for two/three cars and further additional parking bays on nearby roads. The rear garden has been designed to provide an entertaining space by the patio doors, lawn and mature trees to provide privacy.

The location is fantastic with direct access to the country park with its bridle paths, green protected open space and easy access to David Lloyd leisure centre, within the catchment area for an 'outstanding' Ofsted rated primary school and excellent secondary schools whilst all the while Epsom Town Centre and railway station are just a short distance away.

Tenure - Freehold  
Council Tax Band - G







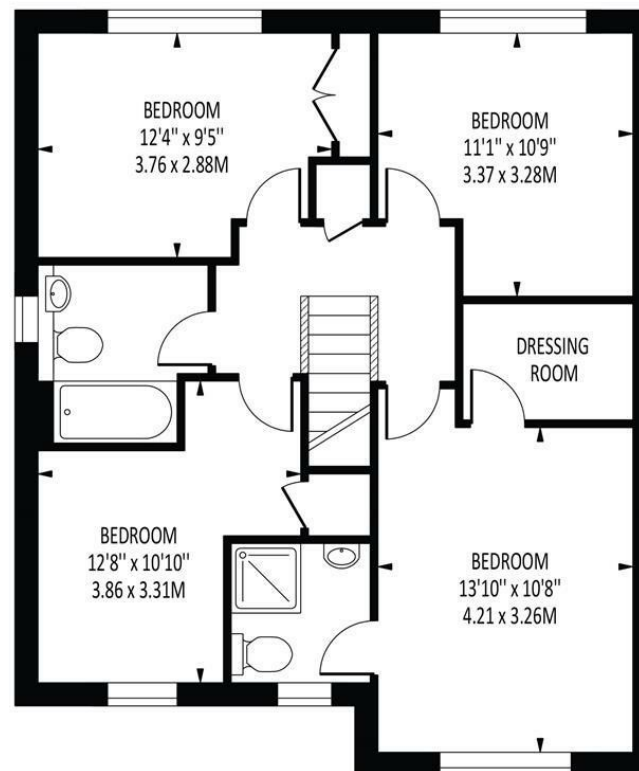
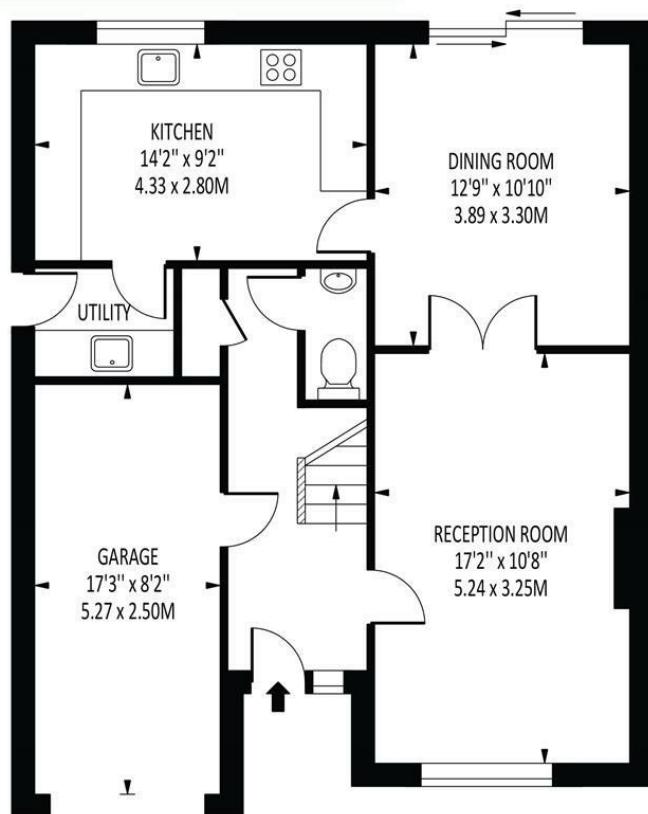


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Total Area: 1482 SQ FT • 137.72 SQ M  
(Including Garage)  
Garage Area : 142 SQ FT • 13.18 SQ M



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 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	<b>72</b>	
EU Directive 2002/91/EC		
England & Wales		

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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.



