



Lady Forsdyke Way, Epsom

The **PERSONAL** Agent



# Guide Price £1,200,000

## Freehold

- Highly desirable position
- Heart of Clarendon Park
- Four well proportioned bedrooms
- 2102 Sq. Ft accommodation in total
- Generous living room & separate playroom
- Stunning 20ft kitchen/dining room
- Two en-suites & family bathroom
- Downstairs cloakroom & utility room
- Wonderful 55ft x 39ft rear garden
- Detached double garage & generous driveway



Offered with no ongoing chain and enjoying a fantastic position within the heart of the highly sought-after Clarendon Park, this attractive and substantial detached family home enjoys over 2100 Sq ft of total accommodation which includes four well-proportioned bedrooms and a stunning 20ft kitchen/dining room that opens to the 66ft x 39ft rear garden.

Nestled away towards the end of a rarely available cul-de-sac within a highly desirable private development, the property benefits from a double width driveway and a detached double garage. Being just a short drive from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes, practicality is also never far away.

Just a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre, this fine home is very likely to attract a high level of interest and we recommend immediate inspection to fully appreciate this superb property.

First impressions are incredibly important, and this wonderful family home does not disappoint! As you step into the generous bay fronted reception hall with an impressive galleried landing, the amazing amount of natural light is immediately apparent along with the fantastic blend of versatile accommodation throughout.

The property benefits from incredibly balanced accommodation comprising a spacious reception hall, double aspect living room, bay fronted play room/family room, 20ft kitchen/dining room which seamlessly links to the garden creating the heart of the home and an excellent entertaining and social space, there is also a very practical utility room with its own door providing easy side access and the downstairs cloakroom.

The accommodation continues to the first floor with four well-proportioned bedrooms, all of which have fitted wardrobes. The main bedroom and the guest bedroom are both served by modern ensuite shower rooms and there is a family bathroom on this floor too. The bedroom/study provides access to the large loft space. Another 'wow' factor that we have previously touched upon is the stunning galleried landing that is a great space in its own right, and links the two floors beautifully.

The rear garden is also an excellent feature and measures an impressive 66ft x 39ft, making it larger than most other homes on the development. Being fully enclosed and in a great position, it really does enjoy a tremendous amount of privacy that is often so rare in modern homes.

Further noteworthy points to mention include a generous detached double

garage with electric doors, driveway with parking for two cars, close proximity of green open spaces and the surrounding country park, as well as good school catchments. There is also scope to extend (subject to the usual planning consents) if desired.

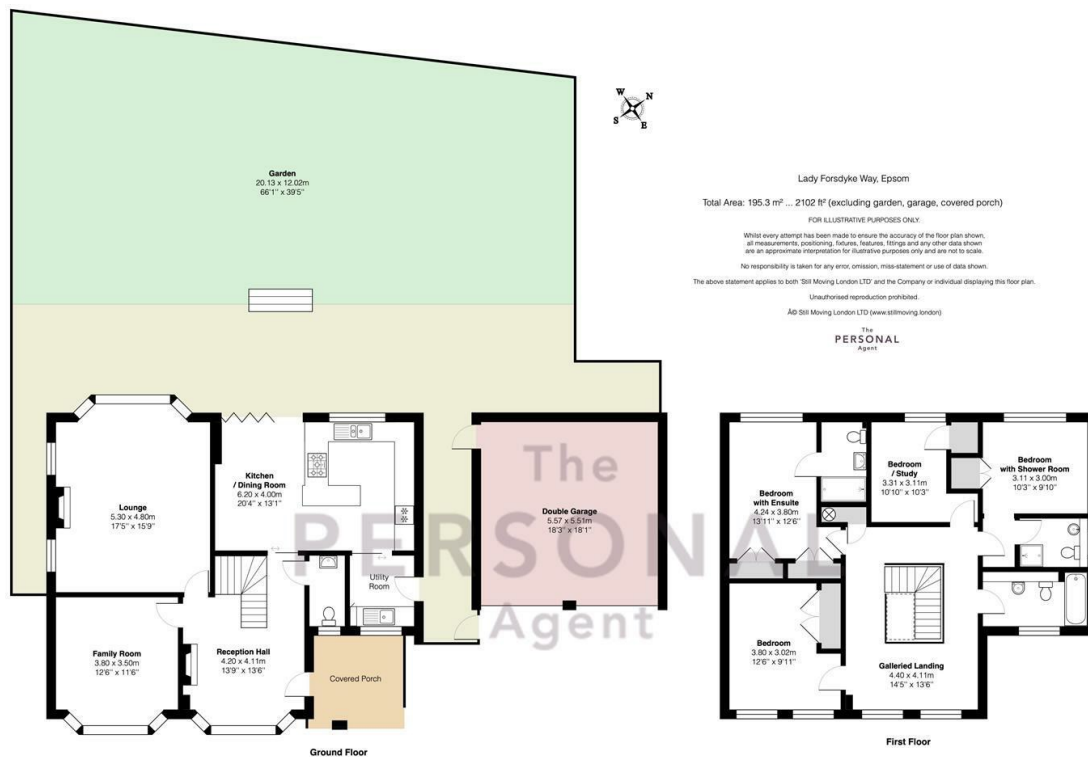
Viewing highly recommended. Sole agent.

Tenure - Freehold  
Council Tax Band - G









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