



Manor Crescent, Epsom



£425,000

Freehold

- Modern terraced home
- Driveway with parking for two cars
- Southerly facing rear garden
- Two double bedrooms
- Conservatory
- Lounge/dining room
- Fitted kitchen
- Upstairs bathroom/downstairs W.C
- Walk to Town & Station
- Manor Park location Close to country park & David Lloyd



Located in a popular and accessible position on Epsom's Manor Park this modern home is perfect for young professional and downsizers alike! With two off street parking spaces and a south facing rear garden, the property should be viewed first hand to be fully appreciated!

Benefitting from generous sized rooms and a great position, the property offers extremely well balanced accommodation laid out over two floors with early inspection being strongly advised to avoid disappointment.

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 Stamford Green primary school making this home ideally positioned. A particular feature is the spacious living area which links to the conservatory and provides a fantastic entertaining space.

Homes in Manor Crescent are always popular and this two bedroom, terraced property should be no exception. With a Southerly backing rear garden this modern home is arranged over two floors. Downstairs an entrance hall leads through to a generous reception room that in turn flows through to the conservatory. There is a fitted kitchen that overlooks the front aspect and a downstairs WC. Upstairs there are two double bedrooms and the family bathroom.

Manor Crescent is located on Manor Park to the West of Epsom Town Centre. This wonderful location offers a peaceful environment that is only around a 20 minute walk from Epsom's mainline rail links and bustling High Street.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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