



Farriers Road, Epsom

The **PERSONAL** Agent

Guide Price £485,000

Freehold

- Three generous bedrooms
- Cul-de sac location
- Modern kitchen/dining room
- Spacious living room
- Downstairs cloakroom
- Spacious & modern bathroom
- Carport with driveway
- Private South/Westerly garden
- Walk to Town, Station & shops
- Further visitors parking nearby



Enjoying a highly convenient location coupled with a fantastic position being tucked away in a corner of a cul-de-sac, this well presented townhouse warrants immediate inspection to fully appreciate its bright and light rooms, private South/Westerly garden, double glazing, gas central heating and carport that incorporates a driveway with further visitor's spaces available nearby.

Farriers Road provides the perfect balance for a buyer who is seeking a highly convenient location blended with a quiet and tucked away position. The property is within a short walk of local amenities and with Epsom town centre and railway station just 0.65 of a mile away and just 0.75 of a mile from the zone 6 Ewell West station, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.

The Personal Agent are proud to present this stylish and modern home that seamlessly blends a contemporary feel with all of the benefits of a practical family home. The ground floor accommodation flows effortlessly with a well maintained kitchen/dining room that is at the heart of the property with a door to the rear garden, there is also a welcoming entrance hall and

downstairs W.C.

On the first floor is a very spacious living room with a fantastic outlook over the garden and a generous double bedroom. The impressive accommodation continues on the second floor with another two excellently proportioned bedrooms that are served by the modern family bathroom.

Outside there is useful carport and the driveway to the front with parking for two cars completes this particularly well balanced home.

The Farriers development is a popular spot and the property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

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. 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.

Tenure - Freehold
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





Farriers Road
Total Area: 904 SQ.FT • 83.94 SQ.M

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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, enquiries and full survey as to the correctness of such 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) 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	

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