



Hazon Way, Epsom





# £700,000

## Freehold

- Four bedrooms
- Two large receptions
- Extended kitchen/dining room
- Downstairs shower room & utility
- Large upstairs family bathroom
- Backing onto parkland
- Close to Schools, Station and High Street
- Driveway, parking & garage
- Beautiful 63ft garden with detached office
- Centrally located sought after road

Set in a central yet peaceful position, this extremely well presented family home offers flexible and bright accommodation approaching 1700 Sq Ft. Located within a stone's throw of Epsom town centre and station, excellent schools and the added benefit of backing onto parkland, this is a rare opportunity that is not to be missed!

Offering generous room proportions having been sympathetically extended, the property is a superbly balanced home that benefits from many upgrades throughout whilst still offering scope for extension possibilities into the loft space if desired, making it a property with genuine longevity that will be sure to tick all the right boxes.

The garden has been professionally landscaped and offers a wonderful feel with the playing fields behind and a detached work from home office, yet the convenience of being a short distance away from the town centre offers the perfect balance for a peaceful yet practical family home.



The property consists of a welcoming entrance hall accessed via a new front door, a separate living room and family room that is currently being used as a bedroom and the extended kitchen/dining room which truly is the heart of the home. The ground floor is completed by a utility room and downstairs shower room. Upstairs there are three double bedrooms, a large single bedroom, generous bathroom, as well as a balcony in the master bedroom looking over the garden and playing fields to the rear. The rear garden has been professionally landscaped with seating areas, raised vegetable beds and a detached 16ft home office providing further flexibility. To the front, there is a driveway with parking for 2/3 cars and access to the garage.

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.

Freehold













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.





