



Langlands Rise, Epsom

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- Quiet cul de sac near Epsom town centre
- Only 0.2 miles to Epsom railway station
- 1338 sq ft of bright, flexible living space
- 17ft kitchen/breakfast room with dining
- Two generous reception rooms
- Master bedroom with smart ensuite
- Three further spacious & bright bedrooms
- Secluded, low maintenance easterly garden
- Frontage with driveway for three/four cars
- Excellent schools and local amenities

Tucked away in a peaceful and rarely available cul de sac just moments from Epsom town centre, this impressive semi-detached home offers a wonderful balance of space, flexibility, and convenience. Located only 0.2 miles from Epsom railway station, the property combines a superb position with bright, well-proportioned accommodation and tasteful décor throughout.

It enjoys a generous frontage with a driveway for multiple vehicles and a fully enclosed easterly facing rear garden that provides both seclusion and low-maintenance outdoor space. Offering approximately 1,338 sq ft of accommodation, the home provides excellent versatility to suit modern family living.

The ground floor features two generous reception areas, a comfortable family room/TV snug and a main



living room measuring an impressive 19ft with French doors opening directly onto the garden. The spacious 17ft kitchen/breakfast room forms the true heart of the home, offering ample room for a dining table and a sociable, open plan feel.

Upstairs, the principal bedroom enjoys a triple aspect, flooding the space with natural light, along with fitted wardrobes and a stylish en-suite shower room. Three further well-proportioned bedrooms and a modern family bathroom complete the accommodation.

The property occupies an exceptional position, just a short walk from the Stamford Green Conservation Area, with its picturesque green, duck pond, and woodland trails. Epsom High Street, The Ashley Centre, Epsom Playhouse, and a wide range of restaurants, cafés, and leisure facilities (including the

Rainbow Leisure Centre and David Lloyd Club) are all within easy reach.

Epsom is a highly desirable commuter town, with direct train links to London Waterloo, Victoria, and London Bridge, excellent state and independent schools, and quick access to the M25 (Junction 9) connecting to Heathrow and Gatwick airports. Nearby Epsom Downs, home of The Derby, provides beautiful open countryside and recreation space.

With its combination of peaceful setting, excellent layout, and proximity to amenities, this is a rare opportunity to secure a spacious and beautifully maintained family home in one of Epsom's most convenient locations.

Tenure: Freehold
Council Tax Band: F



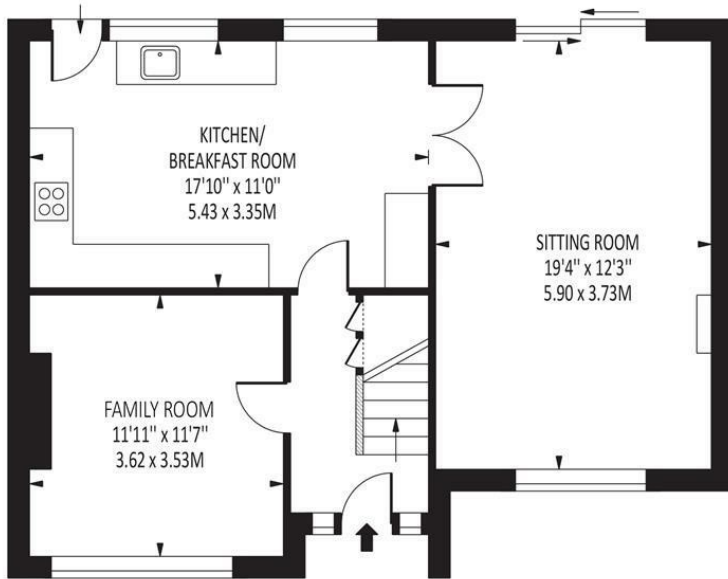


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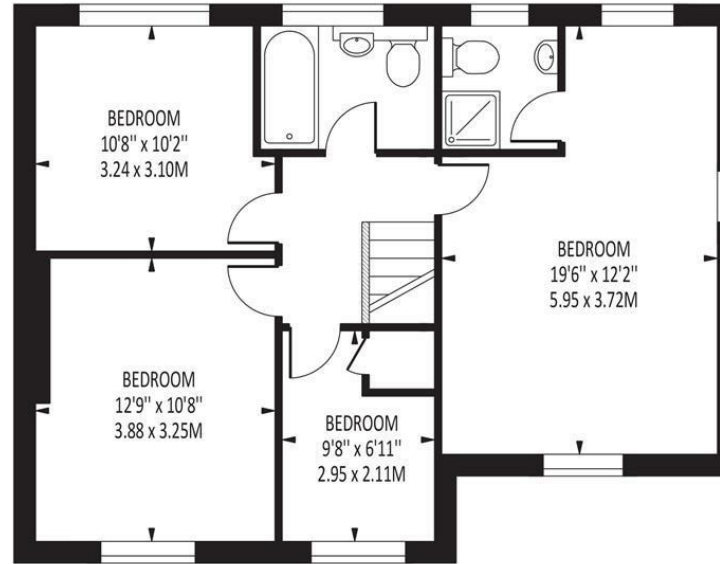


Langlands Rise

Total Area: 1338 SQ FT • 124.28 SQ M



GROUND FLOOR



FIRST FLOOR

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) A		85
(81-91) B		
(69-80) C	74	
(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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The
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