



Manor Crescent, Epsom

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- Small cul de sac
- Vendor suited
- Heart of the Manor Park
- Three bedrooms
- Kitchen/dining room
- Spacious living room
- Ensuite shower area & family bathroom
- Southerly facing garden
- Driveway with three allocated parking bays
- Planning approved for rear and roof extension

Situated within a small cul de sac of just three other homes in the heart of the highly popular Manor Park development, on the western side of Epsom town centre with easy access to mainline railway station and local amenities. The property warrants immediate viewing to not only appreciate the well balanced accommodation but also to acknowledge the great position that this modern home occupies.

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 the much requested and sought after Stamford Green primary school, making this home a fantastic prospect.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, family considering school catchments, investor or looking to downsize but not downgrade, we recommend viewing this home at your earliest opportunity. Sole agent.



The property benefits from flexible and bright accommodation laid out over two floors with an entrance hall, 16ft x 15ft living room, kitchen/dining room with doors opening to the South facing rear garden, downstairs cloakroom, master bedroom with ensuite shower area, two further well proportioned bedrooms and a family bathroom.

This family home also benefits from approved planning for a single storey rear extension and rear dormer roof extension incorporating front rooflights which gives this property further longevity if you need more space to grow.

Outside there is a good sized rear garden which enjoys a great degree of privacy due to the nature of its position. The garden benefits from a Southerly facing aspect and is unencumbered so it enjoys sun throughout the day. The garden is fully enclosed and secure with a patio area to the side of the rear and a gate providing side access. From a practical sense, there is a driveway providing three allocated parking bays directly to the front of the property.

Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths.

The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school and Southfield Park. There are excellent transport links at Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge.

Planning application can be found using Ref. No: 24/00339/FLH

Tenure - Freehold
Council tax band - D







Ground Floor

First Floor

Manor Crescent, Epsom

Total Area: 77.7 m² ... 836 ft² (excluding garden)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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