The Greenway, Epsom

The PERSONAL Agent

Guide Price £550,000

Freehold

- No onward chain
- Charming semi detached home
- Short walk to Epsom/Ashtead Common
- Three bedrooms
- Huge scope to extend STPP
- Two receptions
- Kitchen/breakfast room
- Driveway with parking
- Garage
- Regular bus service to Epsom Town Centre and surrounding areas

Located within the highly sought after Wells Estate and minutes' walk from the open space of Epsom Common, this well presented 3 bedroomed semi detached house is offered to the market with no ongoing chain.

This family home benefits from a well balanced layout with good sized rooms throughout. To the outside, there is a private driveway with space for 2 cars and a single garage to the side. There is a fantastic 80ft garden to the rear, featuring two patio areas.

The ground floor comprises of a bright hallway leading to the breakfast room and kitchen. There is also a utility room with plumbing for a washing machine and a separate WC.

There is a generous light and airy 21ft reception room, leading through to a dining area with sliding doors to a patio and private rear garden. Upstairs there is a generous landing area with three well proportioned bedrooms and a family bathroom. The property offers scope to extend, subject to the normal planning permissions.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend weekend walks, bike rides or simply relaxing outdoors. Not to forget Ashtead Village which is 5 minutes in the car, offering local cafes, pubs and a variety of independent retailers.

Epsom is very well served for schools and colleges. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. There is regular bus service from The Wells estate to Epsom town centre and the station. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel.

Early viewing is highly recommended to really appreciate what this lovely family home has to offer.

Tenure- Freehold
Council Tax Band- D

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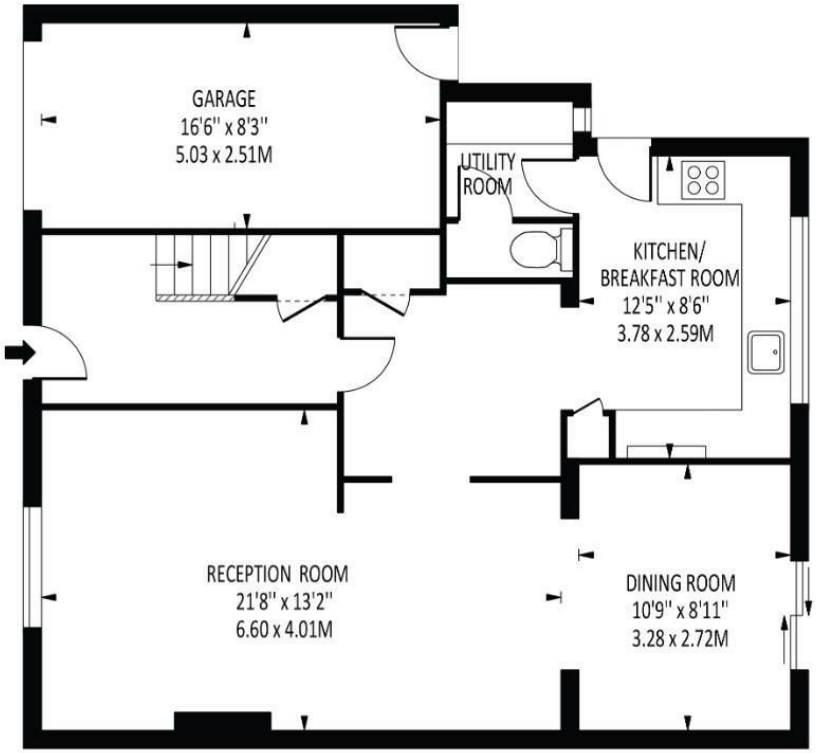
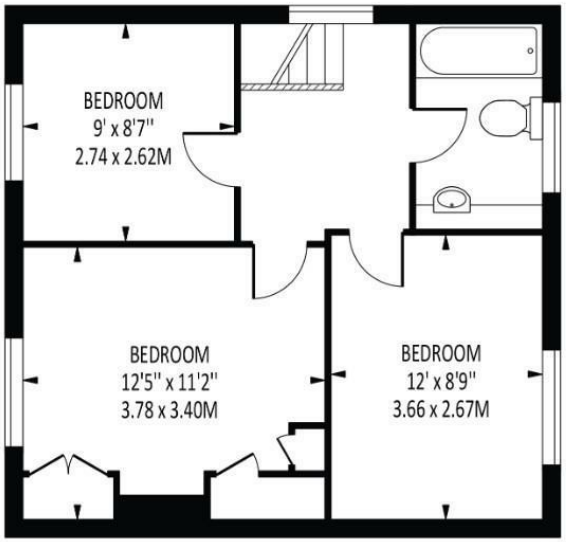
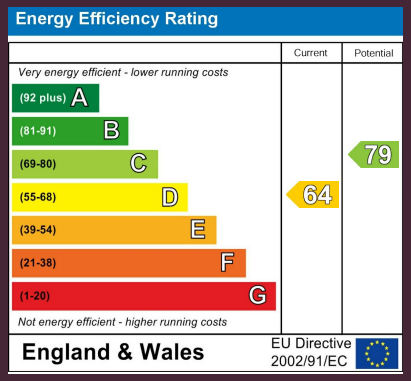
Total Area: 1280 SQ FT • 118.93 SQ M
(Including Garage)
Garage Area : 136 SQ FT • 12.36 SQ M



GROUND FLOOR



FIRST FLOOR



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