



Manor Green Road, Epsom

The **PERSONAL** Agent

# Guide Price £950,000

## Freehold

- Heart of the Chase Estate
- Four double bedrooms
- Two reception rooms
- Stunning kitchen/dining room
- Cloakroom & utility cupboard
- En-suite shower room
- Spacious family bathroom
- 61ft x 34ft secluded garden
- Garage/store & driveway
- Excellent school catchment



Set within the heart of the Chase Estate in a highly desirable and much requested residential road, this attractive and cleverly extended detached family home benefits from flexible and spacious accommodation and is presented in very good order.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/dining room that is perfect for entertaining and links via sliding doors to the beautifully secluded garden with large paved terrace.

There is a generous bay fronted living room with fireplace and a separate study/home office. The ground floor is completed by a downstairs W.C and separate utility cupboard linking to the garage/store.

From the entrance hallway a staircase leads to the large first floor landing where the spacious accommodation continues with three double bedrooms and a family bathroom.

The superb master bedroom is located on the top floor and provides a private sanctuary with wonderful elevated views

from, its Juliette balcony. It enjoys ample storage including a large eaves storage wardrobe as well as a modern en-suite shower room too.

Outside the property benefits from a well maintained frontage that provides off road parking on its driveway. The secluded rear garden which is wonderfully private and easily manageable measuring 61ft x 34ft with further side access and an impressive sandstone patio that is perfect for entertaining.

Epsom Town Centre with its mainline station that provides regular links into London are just 0.7 of a mile away and the gorgeous Stamford Green conservation area is just moments away.

Call to view. Sole agent.







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>		63
(39-54) <b>E</b>	33	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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Agent

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