



Manor Green Road, Epsom

The **PERSONAL** Agent



# Guide Price £900,000

## Freehold

- Highly sought after location
- Attractive detached family home
- Wonderful 0.18 of an acre plot
- 170ft westerly facing rear garden
- Three nicely proportioned bedrooms
- Two receptions & kitchen/breakfast room
- Downstairs cloakroom & utility space
- Huge scope to extend STPP
- Moments from outstanding school
- Walk to Town, Station & Stamford Green

Set within the heart of the Chase Estate, in a highly desirable and much requested residential road, this attractive detached home is offered to the market with no ongoing chain, and benefits from huge scope to extend and place your own stamp on, with the rare opportunity to create your dream family home in this most sought after area.

The property itself enjoys an incredibly well balanced, traditional layout, that is the perfect template for any growing family. When you couple the fabulous location it enjoys alongside with its plot of 0.18 of an acre and secluded westerly facing 170ft rear garden, finding a more impressive home in this price point, will be a very difficult task indeed.

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



The ground floor accommodation comprises two generous reception rooms, kitchen/breakfast room, downstairs cloakroom incorporating utility space. There is also a characterful lean to/rear which includes a potting shed and the attached 25ft garage too, not to forget the huge scope to extend to the side, rear and loft space (subject to planning permission).

On the first floor there are three excellently proportioned bedrooms with ample fitted storage space and the family bathroom suite with separate W.C. The property is ideally located for the catchment of excellent local schooling and just a stone's throw from the local park and the picturesque Stamford Green conservation area.

Outside, the property comes into its own with a glorious rear garden that enjoys a wealth of privacy and of course a westerly aspect for all the afternoon and evening sun. There is a detached summer house, space for a vegetable patch, plenty of room for the kids to let off steam and a covered loggia and potting shed providing even more charm to this home.

Nearby 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 CLUB feature pool, gym and other sports facilities. There are 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.

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.

Tenure - Freehold  
Council tax band - F







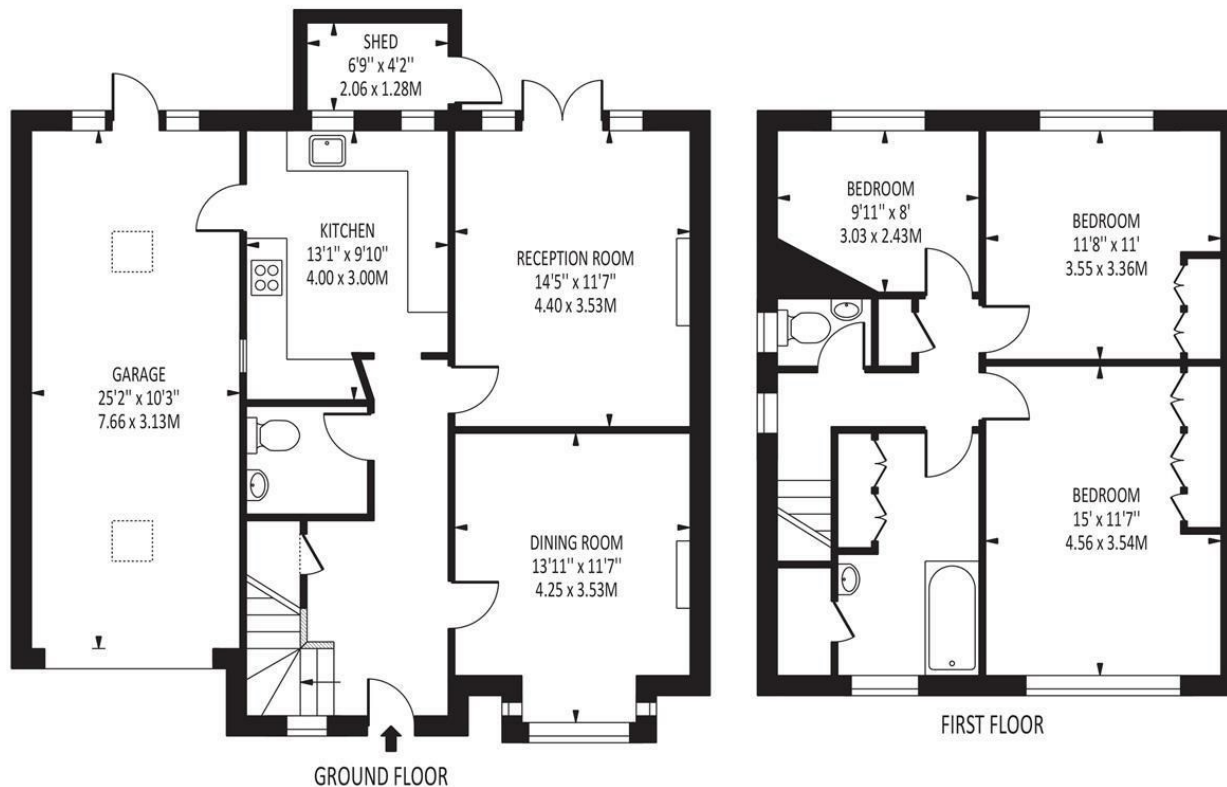




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## Manor Green Road

Total Area: 1478 SQ FT • 137.28 SQ M  
(Including Garage & Shed)  
Garage Area : 258 SQ FT • 23.98 SQ M  
Shed Area : 28 SQ FT • 2.64 SQ M



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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>59</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 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

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

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**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.



