



Manor Crescent, Epsom

The **PERSONAL** Agent

Guide Price £775,000

Freehold

- Heart of the Manor Park development
- Detached family home built in 2000
- Three reception rooms & conservatory
- Kitchen/dining room with utility area
- Recently refurbished generous downstairs cloakroom
- Four nicely proportioned bedrooms
- Ensuite shower room & modern bathroom
- Double width driveway & enclosed garden
- Moments from bridle paths & parkland
- Close to great schools, town & station

Set within the heart of the ever popular Manor Park development, this attractive detached family home warrants a closer look in order to fully appreciate the fantastic position it enjoys, alongside the flexible and spacious accommodation.

Being located so close to 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 Stamford Green primary school making this home ideally positioned for any family.

With 1570 Sq Ft of space, the property has been designed with family living in mind, the balanced layout suits all the practicalities of day to day life which is complimented further by light and bright rooms throughout.

You are greeted by a welcoming central entrance hall which provides access to all of the rooms of the ground floor. There is a



spacious living room that links to the conservatory, a separate family room, kitchen/dining room with utility space and a great work from home office with large walk-in storage cupboard. Its a layout that really flows beautifully and from a practical sense the ground floor is completed by a recently refurbished generous downstairs W.C.

The well proportioned accommodation continues on the first floor with four really generous bedrooms, all of which enjoy fitted wardrobes. There is a ensuite shower room to the principal bedroom and a further modern family bathroom too which has been refitted in recent years.

To the front of the property is a double width driveway with ample parking plus many visitors parking bays within the road, whilst the rear garden is fully enclosed with a terrace, pergola and a mature vine that provides the perfect area to retreat to at the end of the day for a relaxing glass of wine.

Further features to note include an EV electric charging point,

large fully boarded and insulated loft storage space with velux windows, as well as huge scope to convert the loft space further into usable accommodation subject to the usual consents.

Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre, Epsom railway station and most importantly excellent school catchment.

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 within the catchment areas of excellent secondary schooling too.

Tenure - Freehold
Council tax band - G

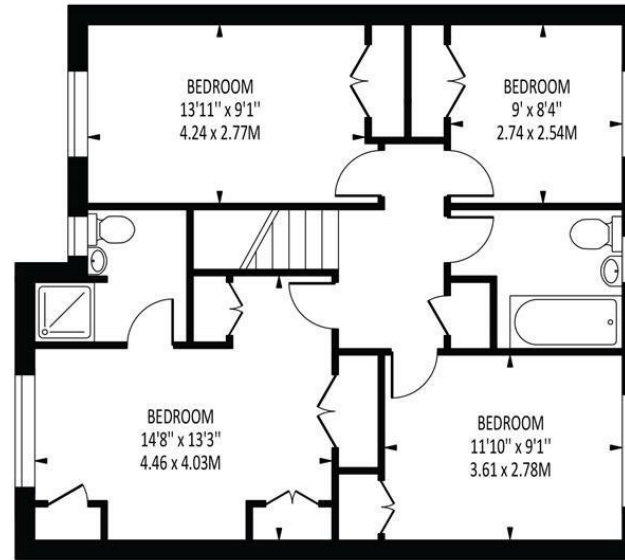
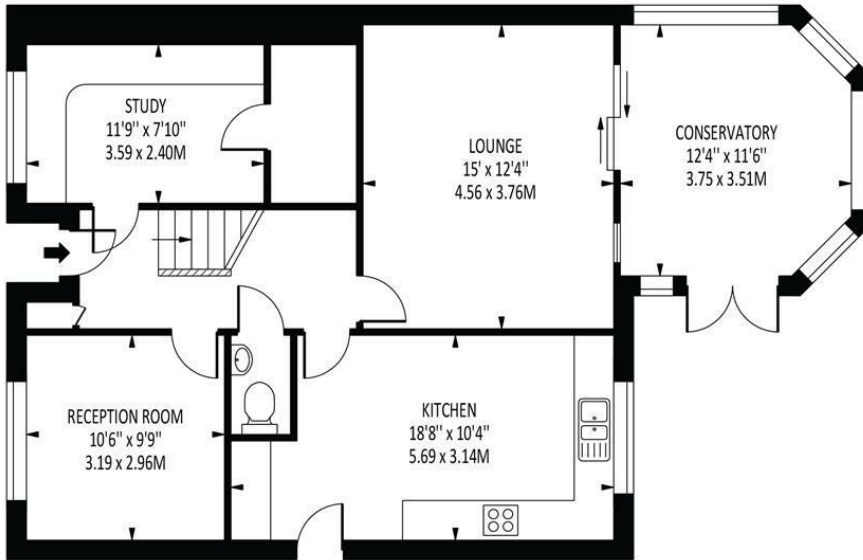




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Total Area: 1570 SQ FT • 145.86 SQ M



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		
(81-91) B		
(69-80) C		
(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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