



Farmside Place, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £485,000 Freehold

- No ongoing chain
- Fronting a picturesque green
- Cul-de sac location
- Two double bedrooms
- Spacious lounge/dining room
- Kitchen/breakfast room
- Downstairs cloakroom
- Modern bathroom
- Walled rear garden (West facing)
- Driveway with parking



\*\*\*NO ONGOING CHAIN\*\*\* Located in arguably the most requested cul de sac within The Noble Park and enjoying an enviable position fronting on to a picturesque communal green, The Personal Agent are proud to present this immaculately presented nearly new home which has been recently upgraded throughout by our clients. The property is offered to the market with the huge benefit of no ongoing chain which in turn reinforces the newly built and modernised element of this stunning home.

Noble Park is located on the periphery of Horton Country Park the property benefits from easy access to hundreds of acres of ancient woodland. The many surrounding bridle and cycle paths link directly to the Stamford Green conservation area which enjoys a nature reserve, picturesque green with duck pond and two public houses as well as being in the catchment for many excellent local schools including the sought after Stamford Green primary school.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities and railway station just short drive away. The property is also within the catchment of outstanding primary schools, close to David Lloyd leisure centre and manages to balance a true community feel and family atmosphere with easy accessibility to the amenities of the town.

The property enjoys an excellent position and benefits from a generous entrance hallway, a spacious and bright lounge/dining room with doors that open on to a Westerly facing garden, which seamlessly links the two spaces, high quality kitchen with integrated appliances and a useful breakfast area. The ground floor is completed by a cloakroom.

The master bedroom is an impressive space with a unrivalled outlook at the front over the picturesque private green, the second bedroom is also a generous double room and benefits from fitted wardrobes and the bathroom has been upgraded to

provide a double width shower and is modern and stylish.

Further noteworthy points to mention include; a driveway with off street parking, solar panels with a eco-friendly heat recovery system, new flooring and carpets throughout, newly decorated throughout and offered with no ongoing chain.

Noble Park is a quiet and well regarded residential development, ideally located for Horton Golf Club and Horton Country park, enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities which include shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.









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

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**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.



