



Parkview Way, Epsom

The **PERSONAL** Agent

£650,000

Freehold

- Modern & spacious home
- Stylish & contemporary design
- 17ft Living room
- Conservatory/dining room
- Downstairs cloakroom
- Three generous bedrooms
- En-suite shower room & main bathroom
- South/West garden & driveway to rear
- Impressive views to the rear
- Walk to Zone 6 station



Backing onto private parkland with wonderful views to the rear over fields where horses graze, this extremely well appointed and immaculately presented semi-detached family home offers flexible and bright accommodation. The property has been specifically designed to provide everything you could require for modern family living.

The property enjoys a fantastic position on the periphery of the Parkview development and benefits from being just a short walk from Ewell West railway station (zone 6) with comprehensive services to London Waterloo taking approximately 34 minutes.

Built by Messrs Crest Nicholson in 2015, this superb three bedroom property has been lovingly cared for and decoratively upgraded by the current owners with many stylish design touches throughout, and as such, they are passing on the perfect modern family home.

As you step into the generous entrance hall, the high quality of finish is immediately apparent, as is the well thought out blend of versatile accommodation.

The stunning living room offers the perfect space for relaxing and entertaining and seamlessly links to a generously proportioned high gloss white kitchen finished with granite work surfaces and integrated appliances. The impressive ground floor accommodation also provides a downstairs cloakroom and doesn't finish there, with a large conservatory / dining room with double doors that open to the private landscaped South / Westerly facing rear garden.

The first floor offers three particularly well proportioned bedrooms with wooden shutters and views over open parkland, ensuite shower room and the main family bathroom.

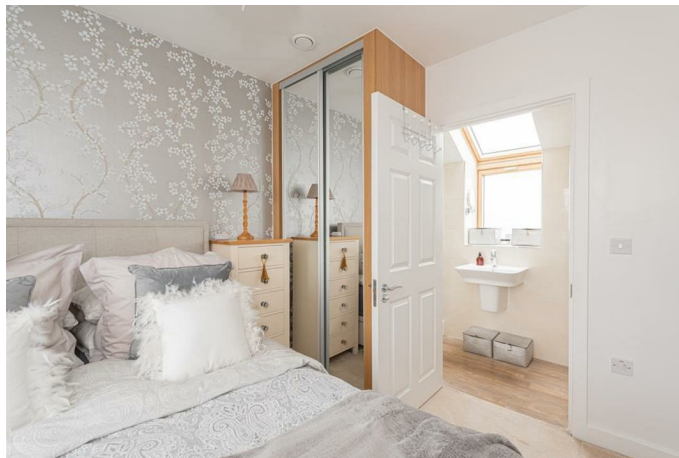
A real feature of the property is the South/West facing walled garden which has been professionally landscaped and enjoys an excellent degree of privacy compared to other properties within the development and with it benefitting from one of the most favoured of aspects, it really completes this particularly well balanced home. There is also a gate with side access to the private allocated parking.

Viewing is strongly recommended to fully appreciate this well balanced and extremely well presented home. Conveniently located for Ewell West railway

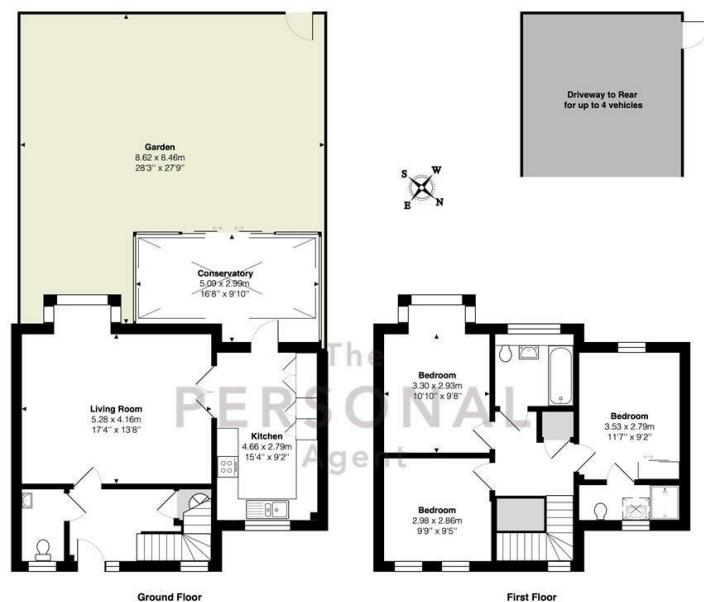
station (zone 6) just a short walk away, the property is also within close proximity of Epsom town centre and is situated on the periphery of Horton Country Park making it an attractive home that sets the bar very high indeed.

Tenure - Freehold
Annual service charge amount (£) - 598.06
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Parkview Way, Epsom
Total Area: 96.8 m² ... 1042 ft² (excluding garden)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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