



Farriers Road, Epsom

The **PERSONAL** Agent

Guide Price £440,000

Freehold

- Highly popular development
- Fantastic cul de sac location
- Stylish & modern throughout
- Two generous double bedrooms
- Spacious kitchen/dining room
- Spacious living room & d/s cloakroom
- Carport, driveway & further parking bay
- Private 31ft garden with rear access
- Walk to Town, Station & shops
- Further visitors parking nearby

Enjoying a highly convenient location and a fantastic position within a cul-de-sac that sits at the heart of this ever popular development, The Personal Agent are proud to present this immaculate townhouse which warrants immediate inspection to fully appreciate all it has to offer.

The property enjoys bright and light rooms, a private 31ft garden, double glazing, gas central heating and a carport that incorporates a driveway with further allocated parking bay and visitor's spaces available nearby.

Farriers Road provides the perfect balance for a buyer who is seeking a highly convenient location blended with a quiet and tucked away position. The property is within a short walk of local amenities and with Epsom town centre and railway station just 0.65 of a mile away and just 0.75 of a mile from the zone 6 Ewell West station, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.



This stylish and modern home seamlessly blends a contemporary feel with all of the benefits of a practical family home. The ground floor accommodation flows effortlessly with a well maintained kitchen/dining room that is at the heart of the property with a door to the rear garden, there is also a welcoming entrance hall and downstairs W.C.

On the first floor is a very spacious living room with a fantastic outlook over the garden and a generous double bedroom. The impressive accommodation continues on the second floor with another excellently proportioned bedroom and the modern family bathroom.

Outside there is useful carport and the driveway to the front with parking and a further allocated parking bay just meters from the home as well as a selection of visitors parking bays too, all of which completes this particularly well balanced home.

The Farriers development is a popular spot and the property is ideally located for easy access to the high street and railway

station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

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 Centre feature pool, gym, and other sports facilities. 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.

Tenure - Freehold
Council tax band - D



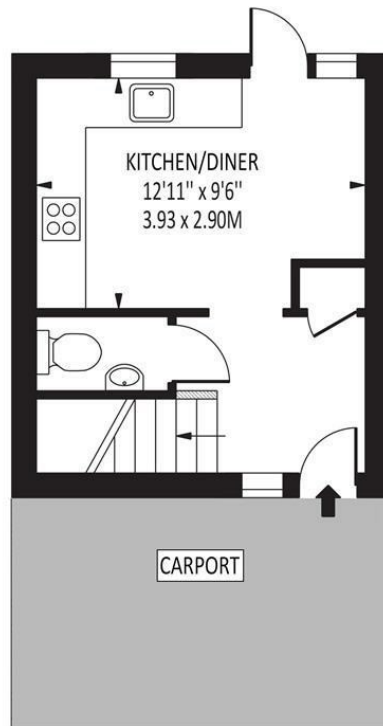


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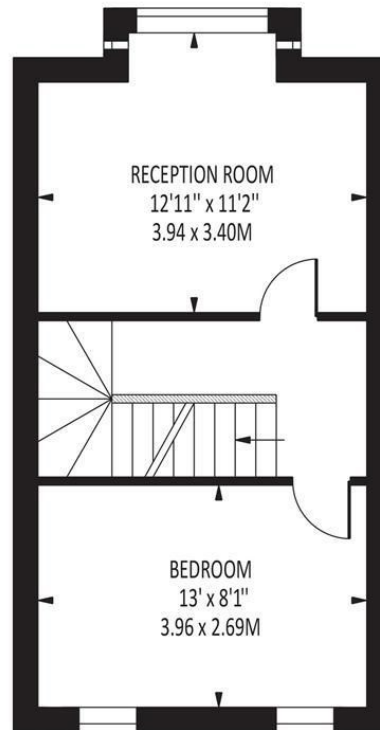
Farriers Road

Total Area: 876 SQ FT • 81.35 SQ M

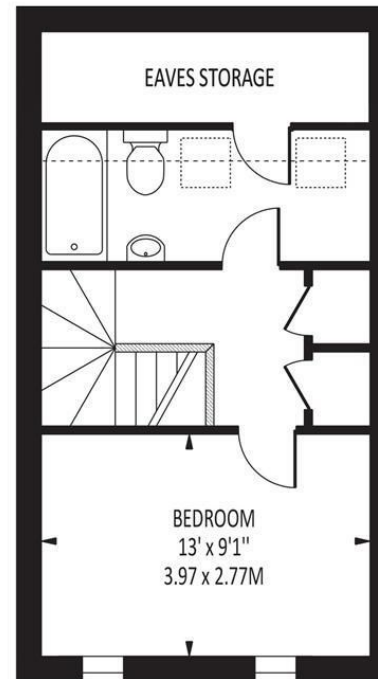
(Including Eaves Storage & Restricted Height Area)
Eaves Storage & Restricted Height Area : 55 SQ FT • 5.07 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
England & Wales		EU Directive 2002/91/EC

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The
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