



Cuddington Glade, Epsom

The **PERSONAL** Agent



# £700,000

## Freehold

- Tenure - Freehold
- Council tax band – D
- Modern Semi Detached Home
- Four double bedrooms
- Surrounded by parkland
- Walk to Town & Station
- Kitchen/dining room
- Living room and play room
- Downstairs cloakroom
- South facing rear garden

Surrounded by parkland on the periphery of Epsom Common yet within easy walking distance of Epsom town centre and railway station, this sought after yet rarely available development offers practicality and contemporary living that is perfectly balanced with green views to the rear and a semi-rural feel.

Cuddington Glade is a small development consisting of just 13 stylish and contemporary homes that were finished in 2011 with an impressive specification throughout. Our client's semi detached home is the only one with a corner plot and a gated parking space to the rear as well as a 2nd allocated parking bay in the private carpark.

Set around a landscaped central courtyard with wonderful views over the surrounding country park from this property, it is hard to imagine that you are less than one hours commute from London.

The desirable position of this property, mixed with the well proportioned accommodation and the delivery of the high



quality finish are evident as soon as you step through the front door. Sole agent.

As soon as you step through the front door the great feel is immediately evident. The spacious and welcoming entrance hall sets a brilliant first impression and links to a large kitchen/dining room which truly is the heart of the home. The spacious lounge enjoys French doors to the garden and seamlessly links to the dining room which could also be utilised as a playroom. The ground floor is completed by a cloakroom.

The first floor is just as impressive with four genuine double bedrooms, ensuite shower room, family bathroom and an abundance of storage. Outside the South facing garden is a wonderful space and enjoys seclusion, the central courtyard to the front really sets the tone for the development and parking is served by one allocated bay and a gated space to the rear.

Set in an idyllic position surrounded by parkland, the Town

Centre is within walking distance and offers a wide range of shops, restaurants and amenities as well as excellent train links into London Waterloo and London Victoria. There are also some fantastic schools in the area including Stamford Green Primary School and Rosebery girls school.

The Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park is about 1/4 of a mile away. With the picturesque green, duck pond and the Cricketers pub and the mainline station just a fifteen minute walk away, it is hard to imagine a better located home.





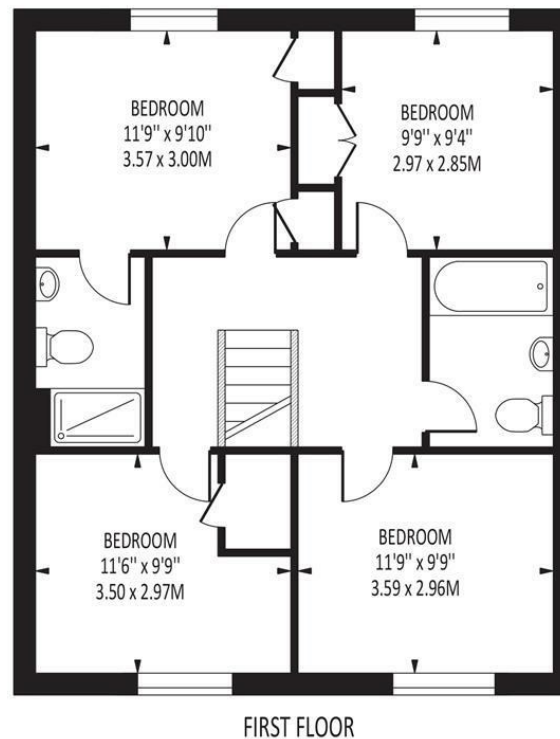
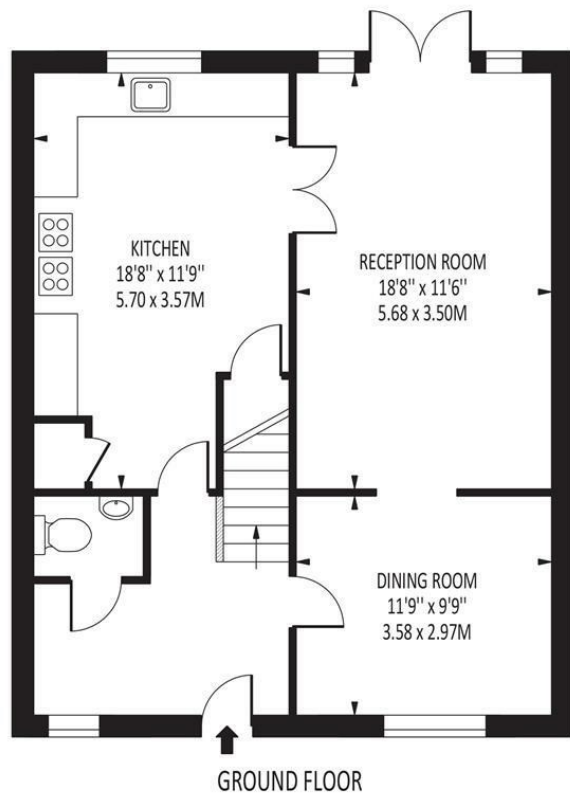




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Total Area: 1324 SQ FT • 123.04 SQ M



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>76</b>	
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.  
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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.



