



Wallace Fields, Epsom

The **PERSONAL** Agent

# POA

## Freehold

- Central Wallace Fields location
- Stunning 165ft x 47ft garden
- No ongoing chain
- Four double bedrooms
- En-suite & family bathroom
- 28ft Living/family room
- Kitchen/breakfast room
- Separate dining room
- Garage & carriage driveway
- Utility room & d/s cloakroom

Set within a highly requested road and offered to the market with no ongoing chain, this detached family home enjoys a wonderful position as well as an absolutely stunning mature rear garden that measures 165ft x 47ft.

Being sold for the first time in 55 years and located within the heart of the desirable and rarely available Wallace Fields area, the property sits within a stone's throw of the much requested infant and primary schools and also within the catchment area for outstanding Glyn and Rosebery secondary schools.

The property is within walking distance and equidistant of Epsom railway station and East Ewell station with excellent links serving both London Victoria, Waterloo and London Bridge.

As well as enjoying well proportioned and balanced accommodation that was originally designed as a five bedroom layout, the property still offers a fantastic amount of potential for the new owners to put their own stamp on it from both a decorative and extension point of view STPP.



The 165ft x 47ft secluded rear garden enjoys a truly private aspect from neighbouring properties and was a labour of love for the previous owners. The front garden is beautifully maintained and there is a carriage driveway with off street parking, a 17ft garage and access to the rear garden via a side gate.

With a 28ft living/family room, dining room, kitchen/breakfast room, utility room, downstairs cloakroom, four well proportioned double bedrooms, en-suite to the principle bedroom and family bathroom, the generous accommodation benefits from an excellent degree of natural light. The loft space is also sizable with plenty of storage space and there is original parquet flooring under the carpets downstairs.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

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. There is also a wide variety of cafés, restaurants and pubs available locally.

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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold. Sole agent. No chain.







