



Glanville Way, Epsom

The PERSONAL Agent

Guide Price £975,000

Freehold

- Superb position & fantastic presentation
- 2313 sq ft of flexible accommodation
- Four generous double bedrooms
- Two ensembles and a family bathroom
- Kitchen/breakfast room
- Two reception rooms
- Utility room & cloakroom/WC
- Secluded South Westerly facing garden
- 18ft garage
- Moments from country park & woodland

Occupying arguably one of the best positions on the sought after Noble Park, The Personal Agent are pleased to present this absolutely stunning semi detached family home which enjoys a generous rear garden and 2282 sq ft of living space.

Set 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.

If you are looking for a home with flexible and generous accommodation, practicality in abundance and a highly desirable location, then finding a better suited home will be a difficult task indeed.

Occupying an enviable position within the development, this wonderful home enjoys flexible and bright accommodation and is presented to the market in excellent decorative order throughout.



Arranged over three floors the property benefits from a welcoming feel as soon as you step through the front door. On the ground floor there is a 18ft x 15ft kitchen/breakfast room with double doors that open onto the patio area, reception room that could be used as a snug, children's playroom or office if required and from a practical sense the ground floor is completed by a utility room and downstairs cloakroom.

On the first floor there are two large double bedrooms, both with ensuite shower rooms and built in wardrobes and there is a 19ft x 15ft lounge with Juliette balcony on this floor too. The top floor offers two further double bedrooms both with access to a family bathroom, ideal for guests or teenage children.

Outside there is a private and secluded South Westerly facing rear garden, a large 18ft garage perfect for storing bikes and gardening equipment and there is a pretty front lawn and off street parking to the front of the property.

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. 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.

Tenure - Freehold
Annual service charge amount (£) - £1800.00
Council tax band - G

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.

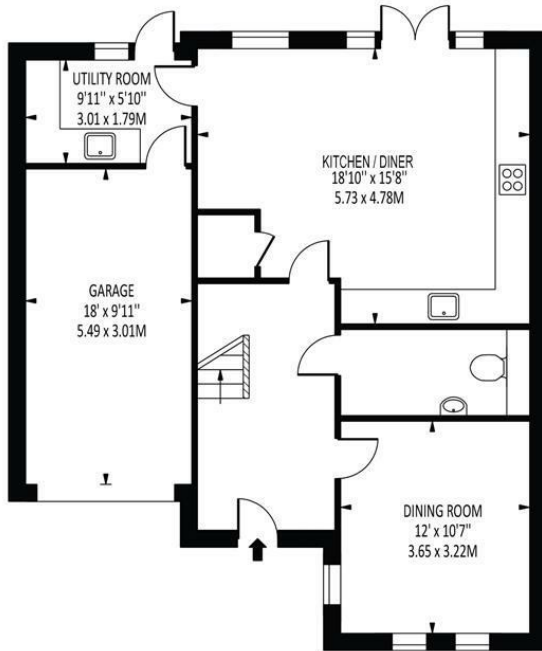




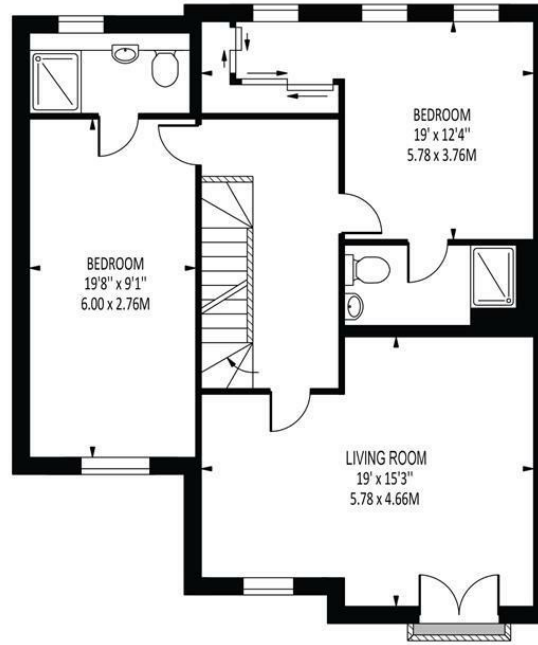
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Glanville Way

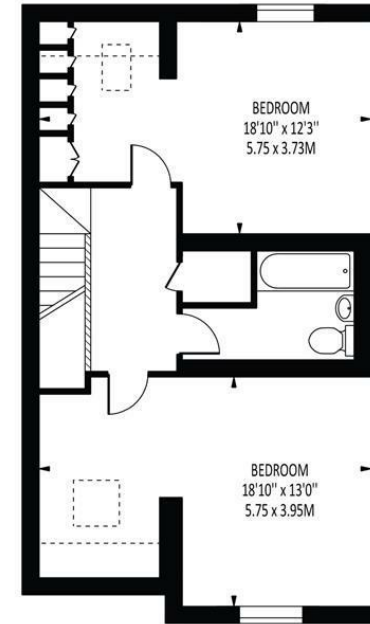
Total Area: 2313 SQ FT • 214.88 SQ M
(Including Garage)
Garage Area : 178 SQ FT • 16.52 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	86
(81-91)	B		
(69-80)	C		
(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	

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.

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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.

