



Monro Place, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Exclusive cul de sac position
- Four/five bedrooms detached home
- Two ensembles & family bathroom
- 23ft kitchen/dining room
- 23ft living room
- Utility room & downstairs W.C
- Detached double garage & driveway
- 45ft secluded rear garden
- Stylish office pod with bifolds
- Surrounded by parkland

The Personal Agent are proud to present this cleverly extended detached family home which enjoys a fantastic position at the head of a small exclusive cul de sac of just four houses in this highly desirable private development.

Offered in superb order throughout, the property has the benefit of extended bedroom accommodation which provides a generous and flexible layout with 2218 sq ft of total space. Being just a short drive from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes, practicality is also never far away.

Just a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre, this fine home is very likely to attract a high level of interest and we recommend immediate inspection to fully appreciate this superb home.

First impressions are incredibly important, and this well balanced family home does not disappoint. As you step into the



welcoming central entrance hall you get an immediate sense of the balanced nature of accommodation throughout the ground floor.

The property comprises a spacious reception hall, 23ft double aspect living room and a 23ft kitchen/dining room. There is also a very practical utility area with its own door providing easy garden access and a downstairs cloakroom.

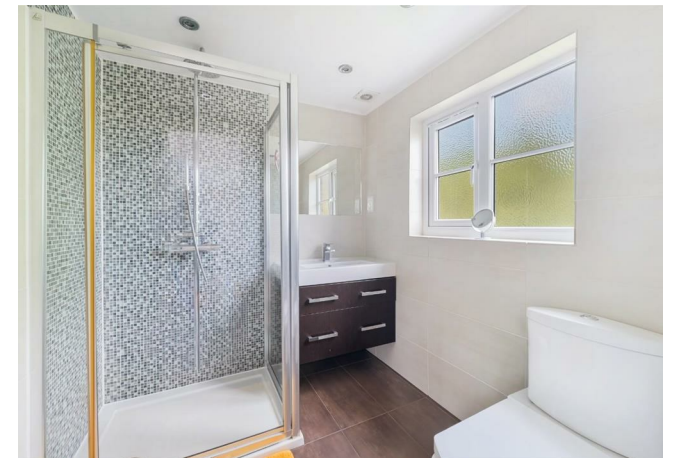
The impressive accommodation continues to the first floor with the guest bedroom enjoying fitted wardrobe space and a modern ensuite shower room. There are two further well proportioned bedrooms on this floor that are served by a modern family bathroom. A study/bedroom five has a fitted staircase leading to the principal bedroom suite that measures 25ft x 17ft, has its own ensuite shower room and is dual aspect with lots of natural light. From a practical sense, all bedrooms also benefit from fitted wardrobes/cupboard space.

The rear garden is an excellent feature and is very secluded, measuring 45ft x 30ft which makes it a practical but also a useful low maintenance space. There is also a modern office pod with bi folds which is stylish and useful in equal measure.

Further noteworthy points to mention include a large driveway with parking for two/three cars and a detached double garage with power and light. There is also access to an electric vehicle charging point. The property is close proximity of green open spaces (and the surrounding country park), as well as good school catchments. There is also further scope to extend (subject to the usual planning consents) if desired.

Viewing highly recommended. Sole agent.

Tenure - Freehold
Council tax band - G







Monro Place

Total Area: 2218 SQ FT • 206.02 SQ M
(Including Double Garage, Office & Utility Room)
Double Garage Area : 398 SQ FT • 37.02 SQ M
Office Area : 81 SQ FT • 7.54 SQ M
Utility Room Area : 34 SQ FT • 3.15 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) A		
(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
	70	82

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