



Hollymoor Lane, Epsom

The **PERSONAL** Agent

# Guide Price £600,000

## Freehold

- Cleverly extended family home
- Bold corner plot & south facing garden
- Four generous bedrooms & two bathrooms
- Stunning kitchen/breakfast room
- Two spacious reception rooms
- Utility room & downstairs cloakroom
- Private driveway & detached workshop
- 0.4 mile from Ewell West railway station
- Easy access to great local schools & shops
- Presented to a very nice standard throughout

Set on a generous corner plot and significantly enhanced by our client within the past 5 years, this impressive family home offers a superb balance of space, versatility and modern living.

Having been enjoyed by the current owners for 28 years, the property has recently been thoughtfully extended to create a substantial and adaptable home extending to approximately 1,608 sq ft, perfectly suited to the demands of family life.

A viewing is highly recommended to fully appreciate the scale, layout and position this property enjoys. From the moment you step inside, the feeling of space is immediately apparent, with well-proportioned rooms and a layout designed around both everyday living and entertaining.

The ground floor provides an excellent range of accommodation, including a spacious 17ft living room, a generous dining room and an impressive extended 18ft kitchen/breakfast room with a central island, creating a natural



hub for the home. A separate utility room and downstairs cloakroom add further practicality and convenience.

Upstairs, the property continues to impress with a spacious principal bedroom complete with a walk-in wardrobe and modern en suite shower room. There are three further well proportioned bedrooms, all served by a contemporary family bathroom, providing excellent accommodation for a growing family.

Externally, the property sits on an attractive corner plot with a landscaped south facing rear garden, offering a private and peaceful outdoor space ideal for relaxing or entertaining. A detached garden workshop provides an excellent space for hobbies, storage or home working, while the front of the property benefits from a large driveway providing ample off-street parking.

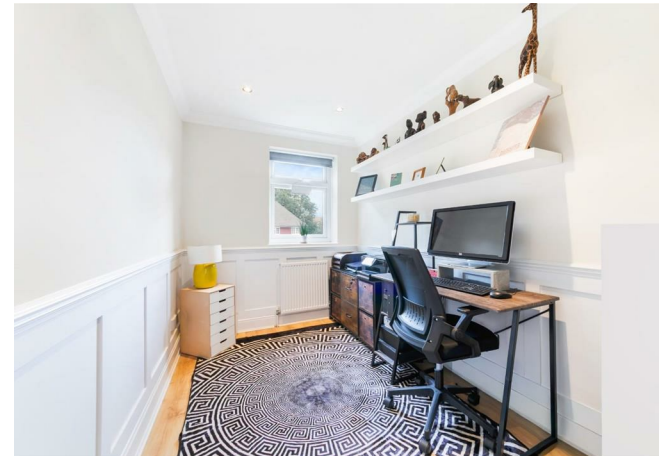
Conveniently located for access to a range of excellent local amenities, schools and transport links, the property is ideally

positioned for both family life and commuting with Ewell West station with its fast links to Waterloo is just 0.4 miles away, which is roughly a 9 minute walk.

Nearby Ewell Village & Epsom town centres offer a wide selection of shops, cafés, restaurants and leisure facilities, whilst there is also a handy parade of shops on Hollymoor Lane and Chessington Road for every day practicalities.

This beautifully extended and much-loved home represents a rare opportunity to acquire a spacious and versatile family property, offering exceptional living space, a fantastic position and the perfect setting for the next chapter.

Tenure- Freehold  
Council Tax Band - D



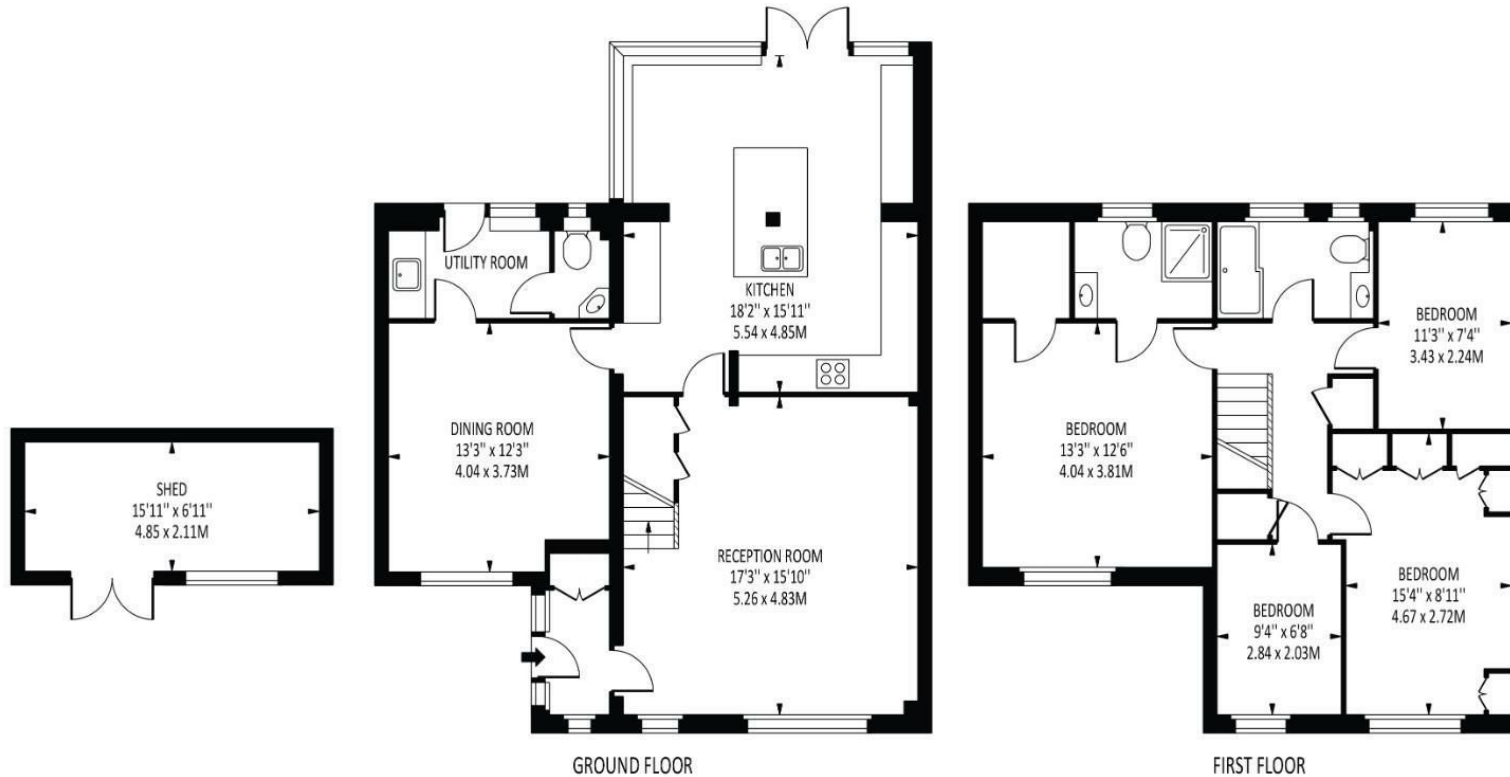


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## Hollymoor Lane

Total Area: 1608 SQ FT • 149.38 SQ M  
(Including Shed)  
Shed Area : 110 SQ FT • 10.23 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>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 79      | 82                      |
| (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 |         |                         |
| 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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



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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.

