



Lulworth Place, Epsom

The **PERSONAL** Agent

Guide Price £950,000

Freehold

- Superb position & fantastic presentation
- Fronting private parkland in cul-de sac setting
- Four bedroom detached home
- Three spacious reception rooms
- Kitchen/breakfast room
- Utility room & cloakroom/WC
- Ensuite shower room & family bathroom
- 105ft x 68ft rear garden with terrace
- Moments from country park & woodland
- No ongoing chain



Occupying arguably one of the best positions at the end of this rarely available cul-de-sac on the sought-after Noble Park, The Personal Agent are pleased to present this absolutely stunning detached family home which enjoys a lovely outlook over private parkland to the front and an unusually generous rear garden measuring 105ft x 68ft.

The accommodation comprises family room, living room, home office/playroom, kitchen/breakfast room, utility room, downstairs cloakroom, master bedroom with en-suite, three further bedrooms and a family bathroom. The finish, presentation, and position of the property itself mirrors the superb location and warrants immediate inspection to fully appreciate the unique feeling of privacy it delivers.

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.

Offering an enviable position on a private road and fronting onto private parkland, the fantastic position of this contemporary detached house warrants immediate viewing to fully appreciate all the points that makes it stand out from the crowd, as well as the huge benefit of it being offered with no ongoing chain.

The rear garden is a huge feature and enjoys a wrap around aspect that encompasses a large paved semi-circular terrace that is ideal for alfresco entertaining and links to both the French doors of the kitchen/breakfast room and living room. In fact, when you consider all of the stand out points of this fine modern home, finding a better example would be an incredibly difficult task indeed.

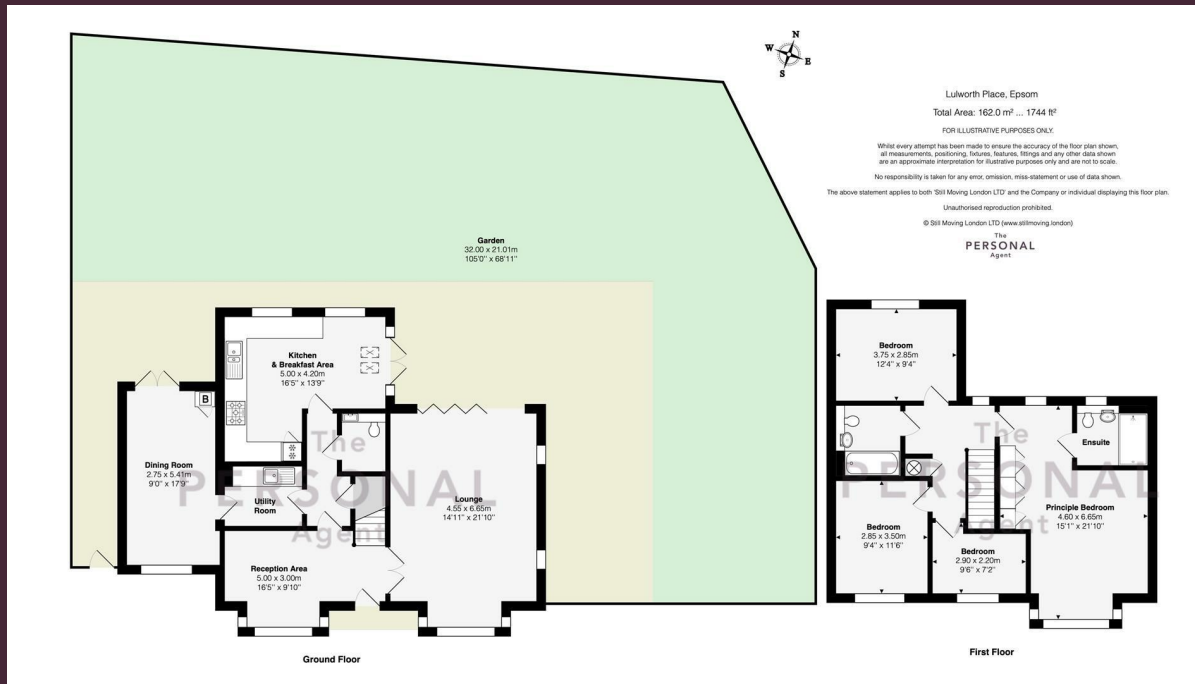
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide 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
Council tax band - G







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	87
(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	

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 333699

LETTINGS & MANAGEMENT
163 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.



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.

