



Links Road, Epsom, KT17 3PP



£1,150,000

Freehold

- Impressive Family Home
- Four Double Bedrooms
- Dual Aspect Lounge
- Bay Fronted Dining Room
- Kitchen/Breakfast Room
- Family Room
- Garage & Parking
- Mature Gardens
- Close to Excellent Schools
- Walk to High Street & Station

Set in one of Epsom's premier residential roads, close to some of the area's most sought after schools, this is a fantastic family home. Arranged over two floors the property offers well-balanced accommodation including four double bedrooms, two bathrooms, three receptions and a fitted kitchen. There is ample parking to the front, garage to the side and a generous rear garden with large lawn and mature borders.

The property is located to the South East of the town centre between Epsom College and Wallace Fields Infant and Junior Schools. For the commuter there is a choice of Stations with Epsom and East Ewell both around a mile away.



The Personal Agent are delighted to present to the market this wonderful family home. Offered to the market in immaculate condition and with scope to extend (STPP) if required, we would highly recommend arranging an appointment to view at your earliest convenience.

Offering large light rooms with original parquet flooring to the entrance hall and reception rooms, ample parking and a beautiful, mature garden and set on a quiet residential road this property is sure to command a high level of interest with families looking to secure a quality long-term home.

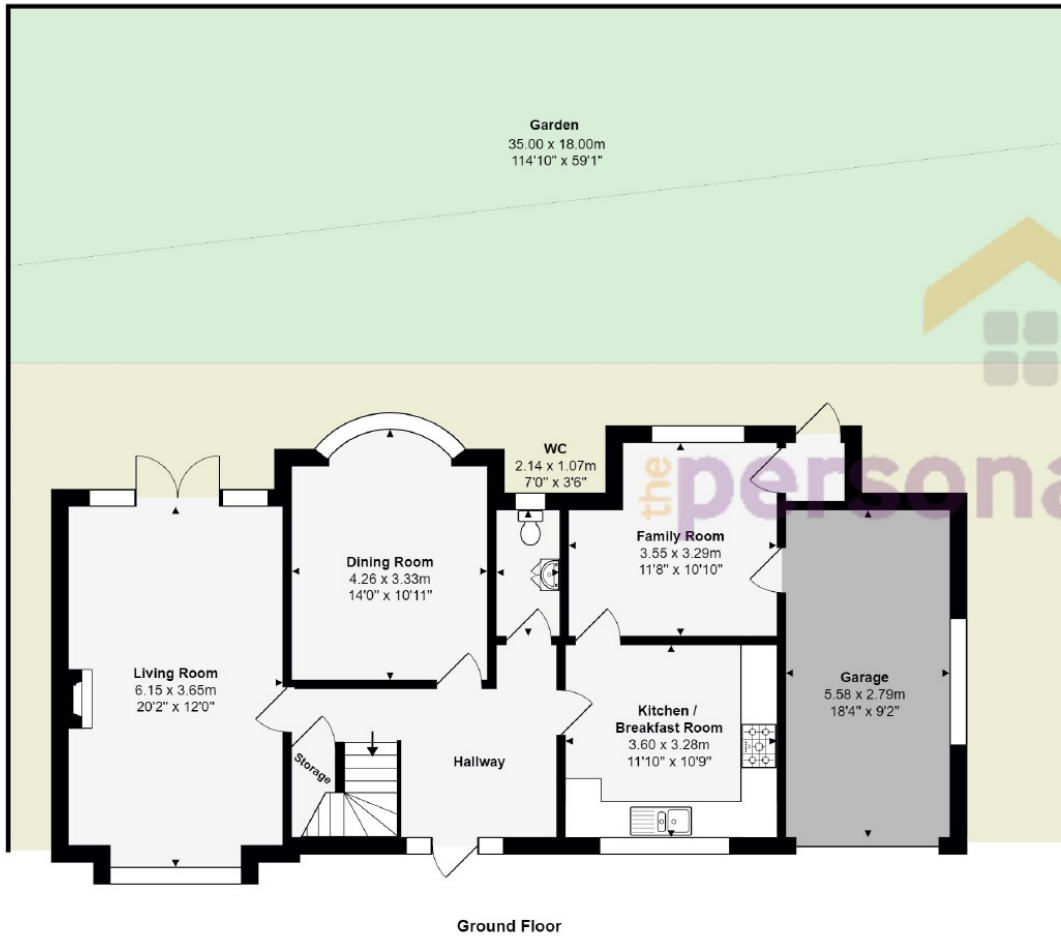
The property is situated adjacent to the sought after Epsom Downs conservation area and home of The Derby, but within easy walking distance of Epsom town centre with its variety of shops, restaurants, and a cinema as well as several gyms, tennis clubs and golf clubs.

It is within catchment area for several outstanding schools, including Wallace Fields Infant & Junior Schools, as well as Glyn and Rosebery secondary schools. The prestigious Epsom College is just a short walk away.

Excellent train services operate from several nearby stations providing quick links to Waterloo, Victoria and London Bridge. The A3 (Tolworth) and M25 (Junction 9) are a short drive away giving access to both London and Heathrow and Gatwick airports.







Links Road, Epsom
 Total Area: 181.3 m² ... 1952 ft² (excluding garden)
 All measurements are approximate and for display purposes only



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	78	A	71
B		B	
C		C	
D		D	
E	55	E	46
F		F	
G		G	

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