



Sandy Mead, Epsom, KT19 7NQ





## Guide price

£900,000

## Freehold

- Fantastic position
- Five double bedrooms
- Ensuite, bathroom & shower room
- Stunning kitchen/dining room
- Spacious living room
- Office/playroom
- Utility room & d/s cloak
- Double garage & gated driveway
- Sought after Clarendon Park
- Viewing Essential

Set within the highly sought after Clarendon Park, this attractive detached family home benefits from five genuine double bedrooms and is offered to the market in immaculate order throughout having been the subject of many stylish and contemporary upgrades by the current owner.

The property enjoys a fantastic position being set behind double gates and a walled border and benefits further from being just a short drive from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes.

As you step into the generous entrance hall the high quality of finish is immediately apparent as is a well thought-out blend of versatile accommodation.

Just a short walk from the open spaces of Horton Country Park and the David Lloyd leisure centre, due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate this fine home.



The property benefits from bright and stylish accommodation comprising a spacious entrance hall, double aspect living room with bay window, office/playroom, spacious kitchen/dining room which forms the heart of the home and is an excellent entertaining and social space, utility room and downstairs cloakroom.

The well balanced accommodation continues on the first floor with an impressive master bedroom with ample bespoke fitted wardrobes and ensuite shower room, there is a further two double bedrooms on this floor which are served by a beautiful family bathroom. The second floor offers yet more surprising space with two large bedrooms and a contemporary shower room.

The rear garden enjoys the most sought after of aspects being South/Westerly facing and measures 40ft x 37ft with a walled border adding to its privacy, whilst the gated driveway is also a brilliant addition and provides secure parking for two/three vehicles with access to the detached double garage too. The property is within the fixed catchment area for Southfield Park Primary school and numerous other excellent state and independent schools including Rosebery girls school. In fact when you start to add up the numerous stand out features of this beautiful family home it soon becomes apparent that finding a better example will be a very difficult task indeed, so therefore we are recommending immediate inspection. Sole agent. Vendor suited.





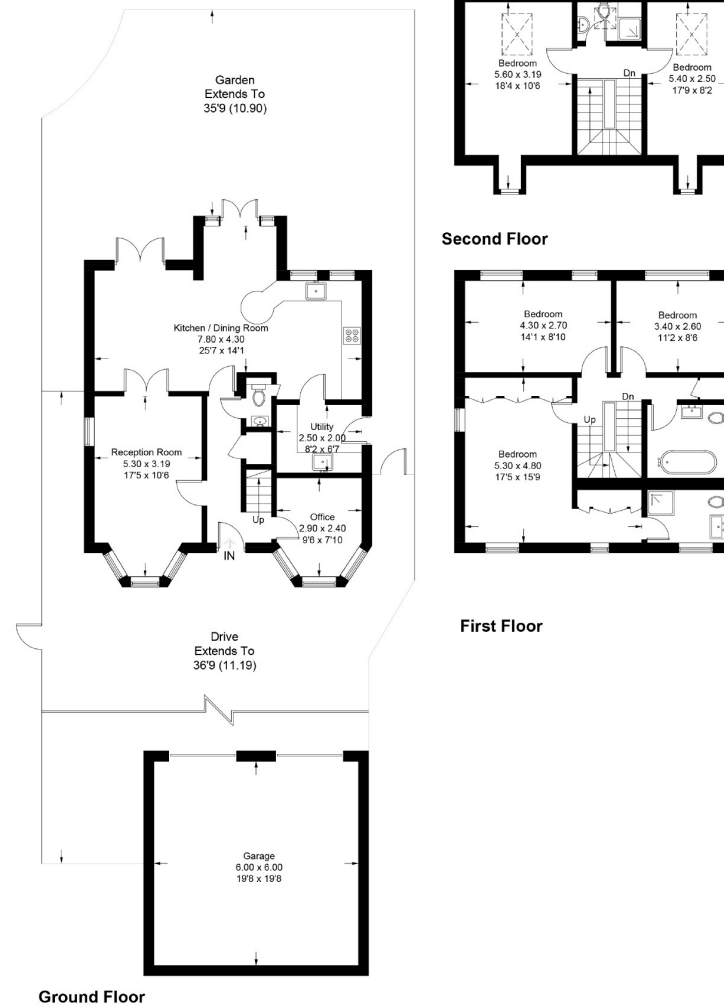


## Sandy Mead

Approximate Gross Internal Area = 166 sq m / 1787 sq ft

Garage = 36.6 sq m / 394 sq ft

Total = 202.6 sq m / 2181 sq ft



Ground Floor

Second Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID383534)

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.

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