



Manor Green Road | Epsom | Surrey
Offers in Excess Of £1,000,000





Manor Green Road, Epsom, Surrey

Offers in Excess Of £1,000,000 Freehold

An exceptional and unique chalet style detached house situated in the popular 'Stamford Green' area. With its excellent location to Epsom Town and mainline train station as well as catchments for Stamford Green and St Joseph's Primary Schools and Rosebery and Glyn High Schools, this property is the perfect family home. Comprising vestibule entrance, downstairs cloakroom, kitchen/dining room, spacious Lounge, conservatory, study, utility room, shower room, further reception room/bedroom with en suite. On the first floor there are four well sized bedrooms with family shower room. Further features complimenting this home include off street parking for multiple cars, integrated garage and private landscaped rear garden.



Vestibule

Double wooden original door to front aspect, original tiled floor, coved ceiling, door to WC, glass paneled door to entrance hall, single glazed window with leaded panels.

WC

Continued tiled flooring, radiator, wall mount wash hand basin with tiled splash back and hot and cold tap, low level WC, double glazed leaded window to front aspect, storage, coved ceiling.

Entrance Hall

Wood flooring, radiator, coved ceiling, open balustrade stair case, coat cupboard.

Kitchen / Diner

Range of base and wall mounted units, quartz roll top work surfaces, built in double oven, five ring electric hob with overhead extractor fan, stainless steel sink with half bowl, mixer taps and drainer, space for American style fridge freezer, integrated dishwasher, leaded window overlooking lounge exposed brick wall, radiator, leaded double glazed window to front aspect, wood burning

stove with antique amorial cast iron back panel and brick surround, tiled stone flooring.

Lounge

Continued wood flooring, radiator, coved ceiling, brick fireplace with inbuilt wood burning stove, double glazed sliding doors with bespoke shutters to conservatory.

Games Room / Bedroom

Continued wood flooring, two double glazed leaded windows to rear aspect, radiator, coved ceiling, sliding double glazed doors to conservatory, access to:-

Ensuite Bathroom

Tiled flooring and part tiled walls, wall mounted wash hand basin with mixer tap and under storage, stainless steel towel radiator, panel enclosed bath, wall mounted mixer tap with hand held shower attachment and over sized shower head, obscure double glazed window to side aspect.

Conservatory

Double glazed sky lights, tiled flooring, double glazed folding doors to garden.





First Floor Landing

Doors to first floor rooms, loft access.

Bedroom

Double glazed leaded window to side aspect, radiator, eaves storage and built in wardrobe.

Bedroom

Double glazed leaded window to front aspect, radiator, coved ceiling, built in wardrobe.

Bathroom

Tiled flooring, part tiled walls, shower cubicle with hand held shower attachment and over sized shower head, wall mounted wash hand basin with mixer tap and under storage, double glazed obscure leaded window to rear aspect, low level WC, stainless steel towel radiator, extractor fan.



Bedroom

Coved ceiling, double glazed leaded window to front aspect, built in wardrobe, coved ceiling, radiator, doors with glass panels leading to :-



Mezzanine

Solid Oak wood flooring with access to eaves platform, velux windows to side aspect, spot lights, gallery staircase to Study area.



Bedroom

Double glaze leaded window to front aspect, fitted wardrobe, radiator, eves storage.

Office/Study

Stone flooring, under stair storage cupboard, radiator, spot lights access to internal Garage.

Utility Room

Range of eye and base units, roll top surface, space and plumbing for washing machine and tumble dryer, double glazed leaded window to rear aspect, extractor fan.



Shower Room

Corner shower with glass slide screen, low level WC, wall mounted basin with under storage, fully tiled walls and flooring.





Garage

Bi-folding doors to front aspect, full power and light, low and eye level units with roll top work surface, wall mounted combination boiler, storage cupboard.

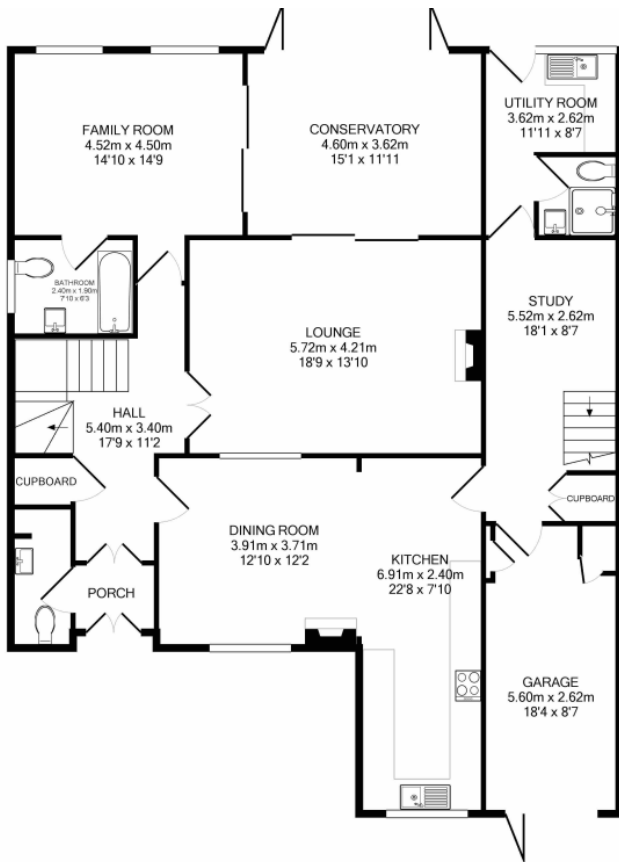
Rear Garden

Large patio ideal for garden furniture, brick surround with steps leading to lawn area, rockery and mature shrub

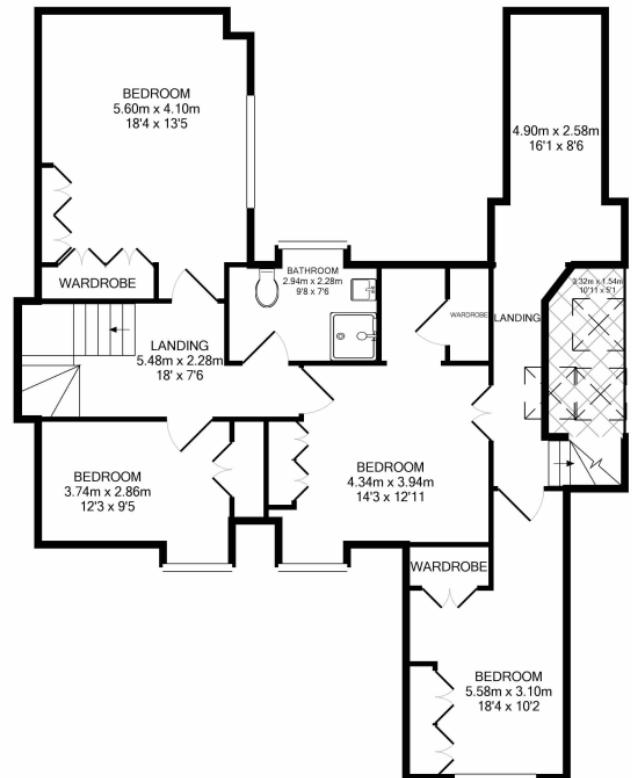
boarders, workshop/shed, summer house, 'jungle gym' area, side access to front, outside lighting, outside tap.

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Your View...



Ground Floor
Approx. Floor
Area 151.0 Sq.M.
(1626 Sq.Ft.)



1st Floor
Approx. Floor
Area 101.1 Sq.M.
(1089 Sq.Ft.)

Total Approx. Floor Area 252.1 Sq.M. (2714 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

Agents Notes

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

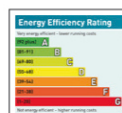
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For full EPC please contact the branch