



Glanville Way, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £700,000 Freehold

- No ongoing chain
- Detached family home
- Great cul-de-sac position
- Three bedrooms
- 20ft living room
- 17ft kitchen/dining room
- 28ft conservatory
- Ensuite shower room & main bathroom
- Downstairs cloakroom
- Detached garage, parking and fronting a green



Occupying a fantastic position at the end of this rarely available cul de sac at the very heart of the sought after Noble Park, The Personal Agent are pleased to present this detached family home, which enjoys a lovely outlook over a central green to the front and the added benefit of being offered with no ongoing chain.

Accommodation comprises a spacious and bright living/dining room, kitchen/dining room, large conservatory, downstairs cloakroom, master bedroom with ensuite, two 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 at the very end of a cul-de-sac and fronting onto a central green, 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, including recessed ceiling speakers and music docking system, as well as the huge benefit of it being offered with no ongoing chain.

The rear garden is fully enclosed and laid to lawn and there is also significant scope to extend STPP if desired by the new owners in the future. In fact, when you consider all of the stand out points of this fine modern home, finding a better example in this location would be an incredibly difficult task.

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 - E







Ground Floor

First Floor

Glanville Way, Epsom

Total Area: 142.7 m<sup>2</sup> ... 1536 ft<sup>2</sup>

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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