

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











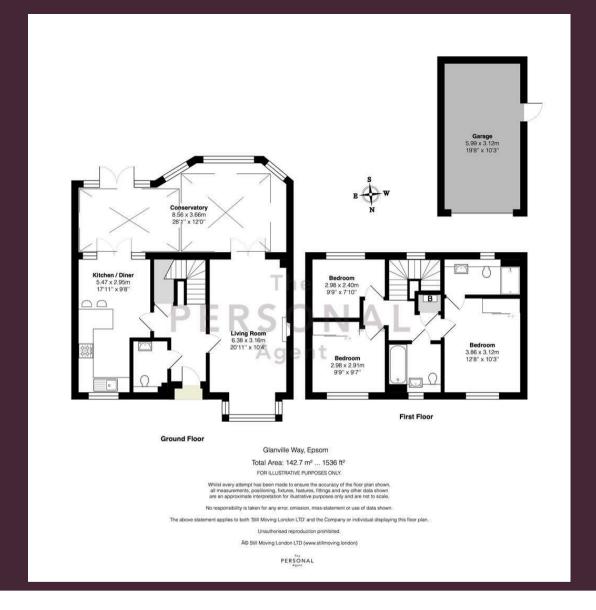












Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A 88 78 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

EPSOM OFFICE2 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.

