



Parkview Way, Epsom

The **PERSONAL** Agent

# Guide Price £525,000

## Freehold

- No onward chain
- Highly sought after development
- Short walk of zone 6 station
- Two double bedrooms
- Modern fitted kitchen
- Large reception room
- Downstairs cloakroom
- Ensuite shower room
- Private rear garden
- Close to open parkland



Coupled with enjoying an enviable position, the property benefits from being just a short walk (8 minutes) from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes.

The property benefits from genuine bright and light accommodation and comprises large entrance hallway, downstairs W/C, a generous living room with French doors opening directly to the rear garden and a modern kitchen with integrated appliances throughout and underfloor heating.

The generous accommodation continues on the first floor. The master bedroom has a Juliette balcony, double built-in wardrobes and ensuite shower room, there is a further double guest room and modern white bathroom. Finally on the first floor landing there is access to the loft area providing extra storage for all those bits you need occasional access to only.

A further feature of the property is the rear garden which enjoys a fair degree of privacy compared to similar properties within the development and to the front of the property there is off street parking.

Viewing is strongly advised to fully appreciate this well balanced and extremely well presented home and with Ewell West railway station (zone 6) just a short walk away, close proximity of Epsom town centre with its mainline railway station with links to London Waterloo, Victoria and London Bridge, and on the periphery of Horton Country Park with David Lloyd leisure centre, this modern, attractive home sets the bar very high indeed.

Tenure - Freehold  
Council tax band - D

Offered to the market in fantastic order and with the added benefit of being end of chain, this modern home is set within a highly sought after development and located approximately 50 meters from acres of beautiful private parkland. This extremely well appointed and well presented end of terrace home warrants immediate inspection to fully appreciate everything it offers.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow into each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life. Being built with sustainable living firmly in mind and incorporating an air circulation/ventilation system with Eco friendly heat recovery system, this stunning modern home should be viewed at your earliest convenience.



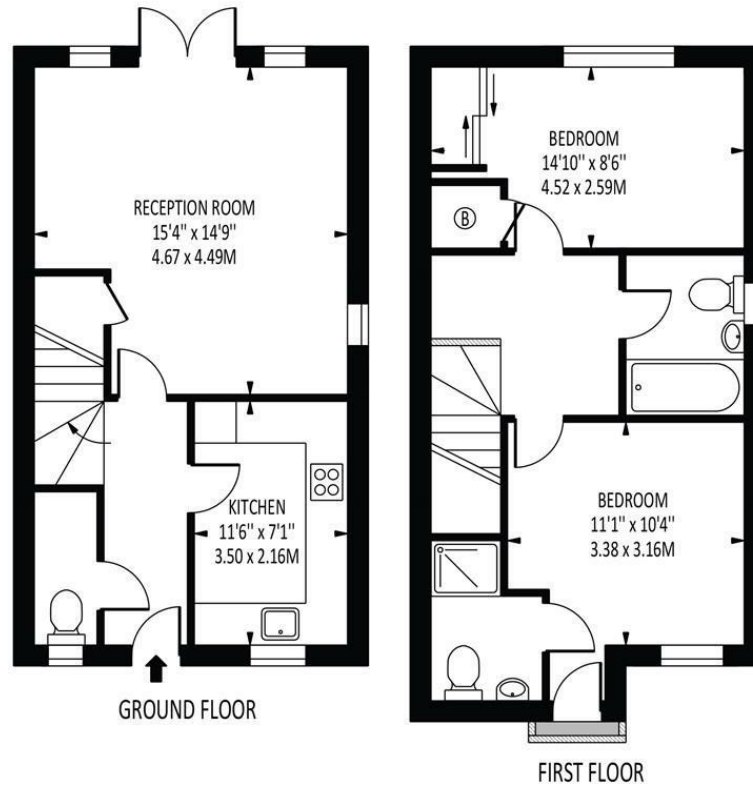


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Total Area: 826 SQ FT • 76.70 SQ M



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>76</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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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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