



Farmside Place, Epsom

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Four double bedrooms family home
- Sought after cul de sac location
- Fronting onto a central green
- Three bathrooms & d/s cloakroom
- Generous reception room with bi-folds
- Smart modern kitchen
- Offering 1770 Sq. Ft of space
- 19ft garage with scope to convert & EV Charging Point
- Surrounded by Country Parks
- No Onward Chain



Located in arguably the most requested cul de sac within The Noble Park and enjoying an enviable position fronting on to a picturesque communal green, The Personal Agent are proud to present this cleverly extended family home. The property enjoys an impressive 1770 Sq. Ft of space and benefits from generous and flexible accommodation laid out over three floors.

There is also the potential of a complete chain on this home and as such we are anticipating high levels of interest in this property and are recommending immediate inspection to avoid disappointment.

The property enjoys an excellent position and benefits from a generous entrance hallway with ceramic tiled

floor, a spacious and bright lounge/dining room with bi-folding doors across the width of the room which open on to a garden terrace which seamlessly links the two spaces. A high quality kitchen with integrated appliances and a fantastic outlook over the green, and a spacious downstairs cloakroom with large double cupboard complete the ground floor.

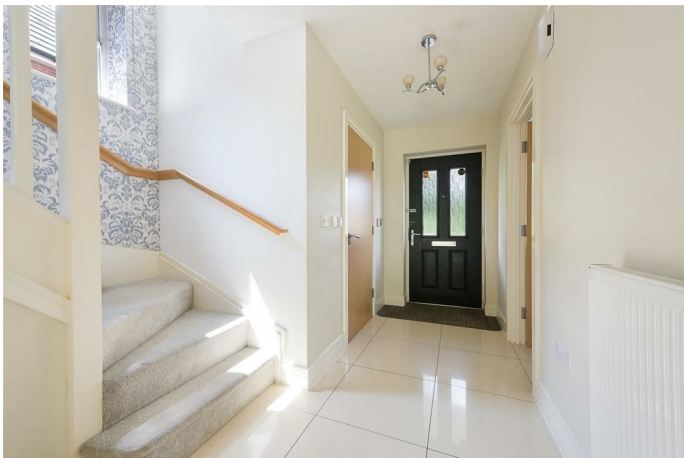
On the first floor, the guest bedroom is an impressive and private space with double aspect to the front and rear allowing for an abundance of natural light, fitted wardrobes and a modern ensuite shower room. The two further bedrooms on the first floor are generous doubles, with the third bedroom benefitting from built in wardrobes and the fourth bedroom enjoying that wonderful view to the front, and both are served by the spacious family bathroom.

On the second floor is a spacious and private principal bedroom suite which measures 17ft and has lots of eaves storage with the added benefit of a smart attached shower room which completes this floor.

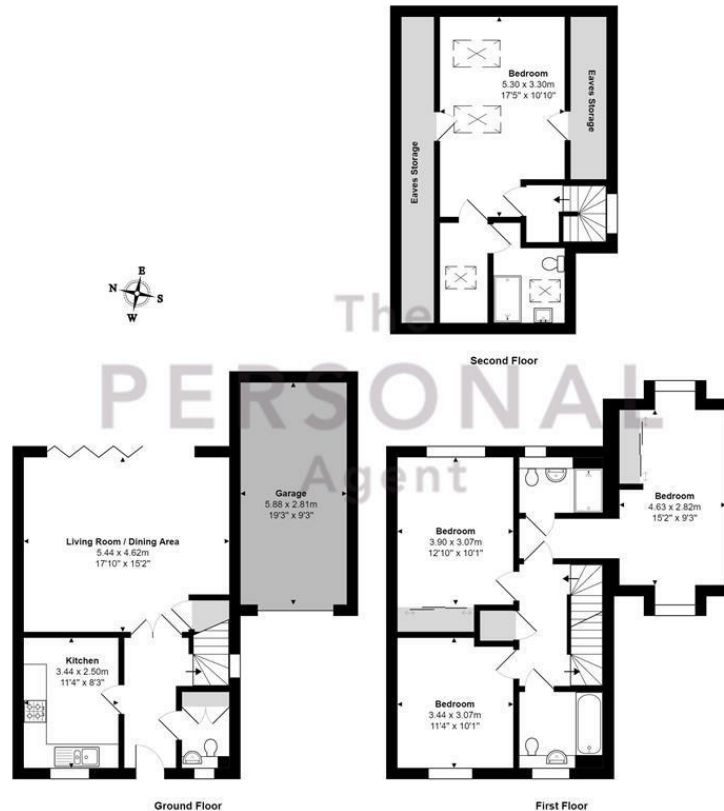
The tandem garage measures 19ft and has a utility area to the rear with access to the 36ft x 32ft easterly facing rear garden.

Further noteworthy points to mention include driveway with parking to the front, eco-friendly heat recovery system. Early viewing essential to avoid disappointment. Sole agent.

Tenure - Freehold
Council tax band - E







Farmside Place, Epsom
 Total Area: 164.5 m² ... 1770 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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The
PERSONAL
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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