



Parkview Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- Detached family home
- Stunning Modern Living
- Four well proportioned bedrooms
- Kitchen with dining area
- 19 ft x 18 ft living room
- Family bathroom and ensuite shower room
- Master Bedroom with balcony
- Secluded garden
- Garage
- Short walk of zone 6 station

Offered to the market in fantastic order this modern home is set within a highly sought after development and located approximately 50 metres from acres of beautiful private parkland.

This extremely well appointed and immaculately presented detached family home offers almost 1700 Sq Ft of flexible and bright accommodation. The property has been specifically designed to provide everything you could require for modern family living.

The property enjoys a fantastic position within the Parkview development and benefits from being just a short walk from Ewell West railway station (zone 6) with comprehensive services to London Waterloo taking approximately 34 minutes.

Built by Crest Nicholson in 2011 this superb four bedroom property has been lovingly cared for by the current owner, and as such, they are passing on the perfect family home.



As you step into the generous entrance hall, the high quality of finish is immediately apparent, as is the well-thought-out blend of versatile accommodation.

The stunning kitchen/dining room offers the perfect space for entertaining and a kitchen with all the integrated appliances you would expect from a modern home, there are also double doors which open to the private landscaped rear garden.

The ground floor is completed by spacious 19 ft x 18 ft living room and a downstairs cloakroom. The first floor offers a principal bedroom with double doors to a balcony perfect for enjoying a morning coffee and an ensuite shower room. There are three further well proportioned bedrooms serviced by a family bathroom.

A real feature of the property is the rear garden which enjoys an excellent degree of privacy compared to many properties within the development. The garden has been beautifully

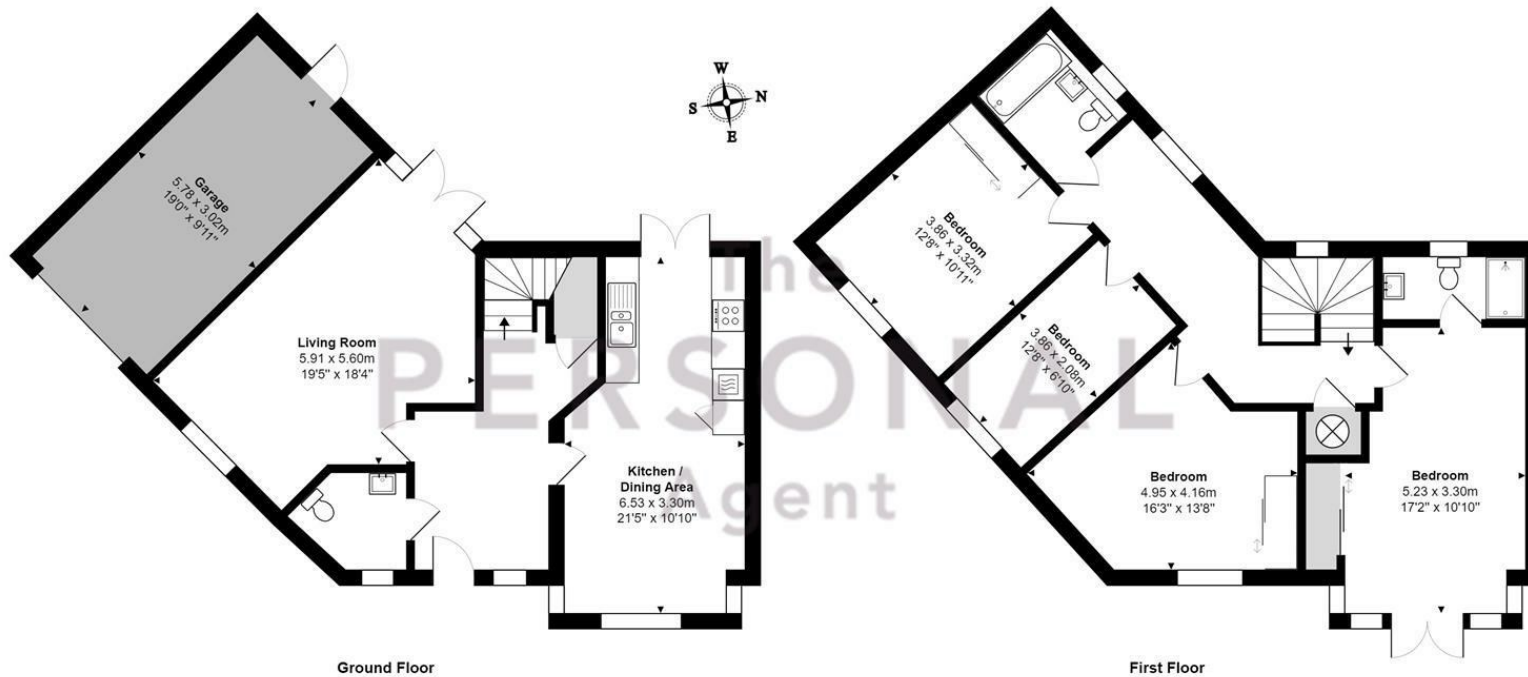
landscaped and truly provides a wow factor making the rear of this home an ideal area to sit and relax in, especially when friends come to visit. To the front of the property is a driveway with off street parking, an integral garage and further landscaping to give this home true kerb appeal.

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 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 - G







Ground Floor

First Floor

Parkview Way, Epsom
 Total Area: 155.8 m² ... 1677 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		74	
(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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