



Woodlands Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £480,000 Freehold

- Periphery of Epsom & Ashted common
- Tucked away down a quiet lane
- Two allocated parking spaces
- Modern & smart terraced home
- Two genuine double bedrooms
- Ensuite shower room & main bathroom
- 18ft reception room & conservatory
- Modern & practical kitchen
- Downstairs cloakroom
- Southerly facing rear garden



Located on the periphery of Epsom Common and tucked away down a quiet lane is this attractive modern home, benefitting from a truly wonderful position that is just a few hundred metres away from the picturesque Epsom and Ashted Common.

This property is offered with the potential of no ongoing chain and balances a semi-rural feel with all the convenience of being walking distance of the town centre and mainline railway station.

The well designed accommodation provides the perfect layout for modern living with a spacious reception area that links to the conservatory and makes an ideal layout that is perfect for entertaining, social occasions and most importantly, day to day life.

As soon as you step through the front door the amazing feel of the property is immediately evident. The wonderful living area is a welcoming space which enjoys defined dining and seating areas whilst linking to the conservatory. The modern fitted kitchen has a great feel to it and enjoys a practical layout and to complete the ground floor is a downstairs cloakroom.

On the first floor the impressive accommodation continues with the master bedroom that enjoys a superb ensuite shower room. The second double bedroom is also very generous and also benefits from sole use of the main bathroom suite.

A further noteworthy point to mention is the Southerly facing rear garden which is a real sun-trap and benefits from a smart patio and separate lawn.

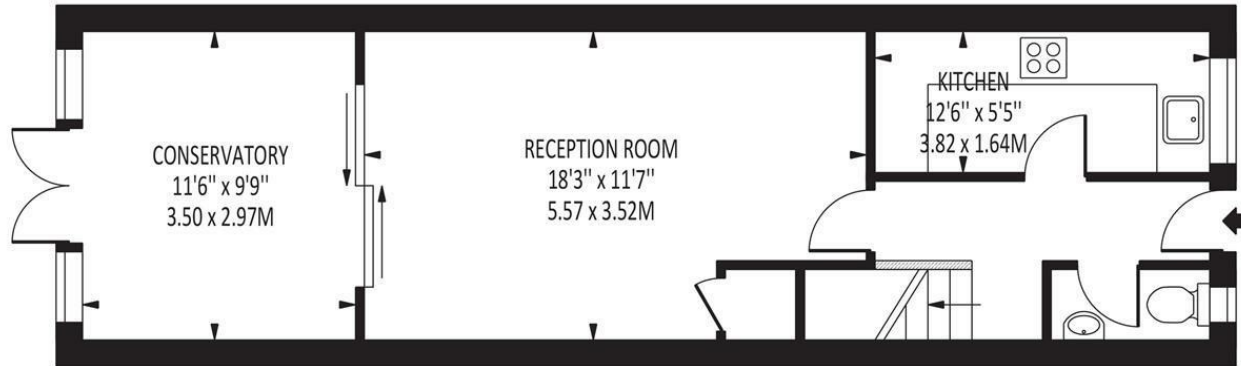
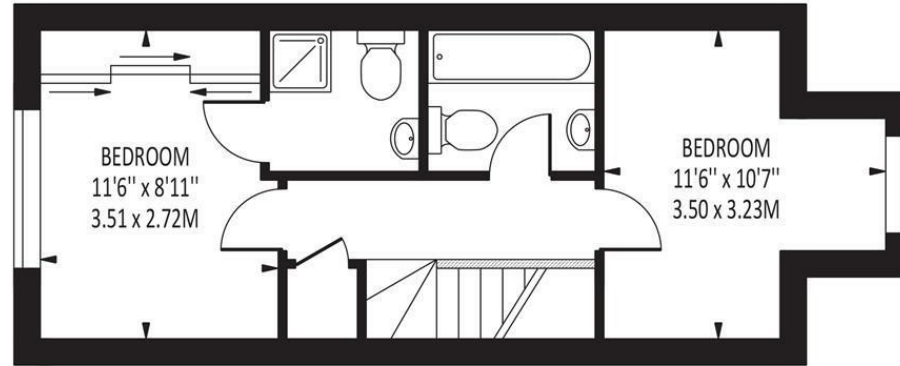
The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses.

This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station via a footpath that links the common to the high street at a distance of 1.1 miles which is typically a 22 minute walk.

Tenure - Freehold  
Council tax band - E







Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</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	

**EPSOM OFFICE**  
2 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.



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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

