



Woodlands Road, Epsom

The **PERSONAL** Agent

Guide Price £470,000

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.

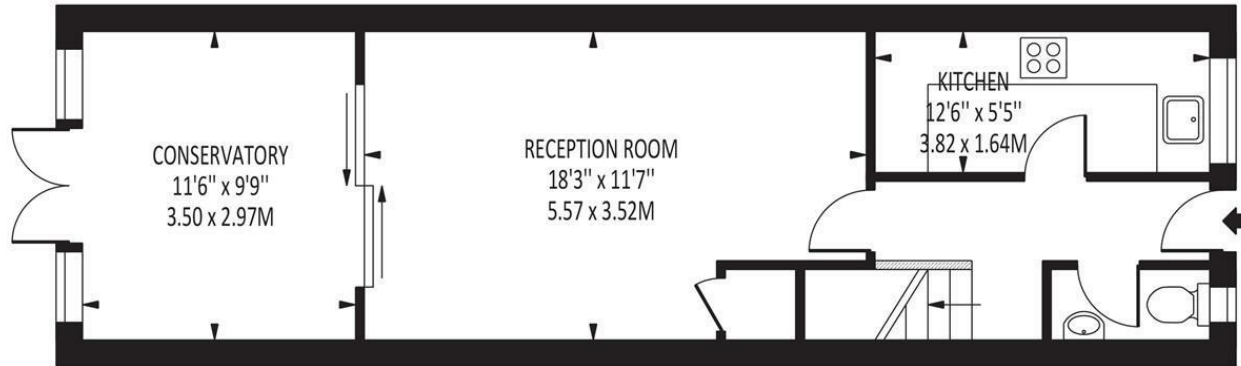
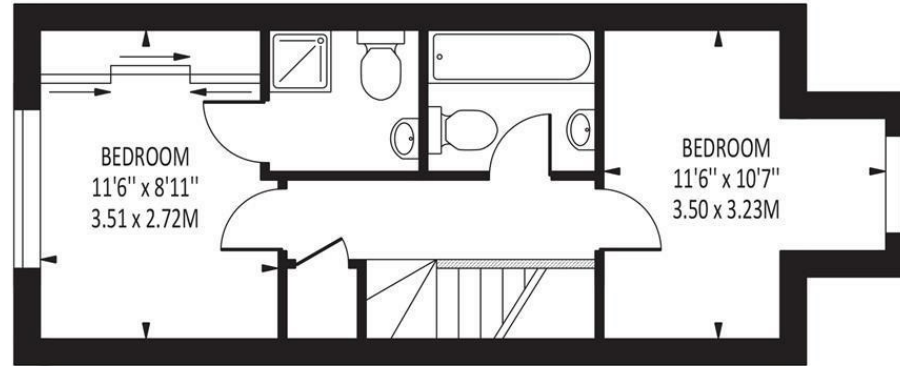
The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses.

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







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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) A			89
(81-91) B			76
(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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