



Ashley Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,250,000 Freehold

- Substantial & attractive detached home
- Generous plot of 0.31 of an acre
- Accommodation approaching 2840 Sq. Ft
- Five bedrooms & three bathrooms
- Three reception rooms & conservatory
- Kitchen with breakfast bar
- 150ft x 48ft secluded rear garden
- 75ft frontage with driveway & garage
- Easy walk to Town, Station, Schools & Park
- Practical utility room & d/s cloakroom



Set within a desirable tree lined road to the South of Epsom town centre and within easy reach of Epsom mainline station, and the open spaces of The Downs, this substantial detached family home benefits from a 75ft frontage with huge kerb appeal, a secluded 150ft rear garden and sits on a plot of around 0.31 of an acre total.

This beautiful home provides 2838 Sq. Ft of flexible and spacious accommodation, meaning that its sure to tick all the right boxes for any growing family and really is a must see. With five well proportioned bedrooms, three bathrooms and four receptions rooms, not to forget the practicality of its location and amazing plot, we feel this house is a contender for the perfect family home.

As soon as you set foot into the property, its easy to see why its so special. The Oak front door leads you into a central reception hall from which all of the rooms flow perfectly as well as providing a great welcoming feel with lots of character and charm.

On the ground floor the accommodation flows so well, there is a large sitting room, a family room, dining room, conservatory/garden room with heating and air conditioning system and a smart kitchen with breakfast bar. From a practical sense there is a huge utility/boot room and a downstairs cloakroom.

The bedroom space in this home is also exceptional, with the first floor accommodation providing four well proportioned double rooms, large ensuite shower room and a modern four piece family bathroom. Plus if that wasn't enough, our clients converted the loft space into a great fifth bedroom with ensuite shower room, which is the perfect guest room.

The property is surrounded by mature and pretty grounds that enjoy an incredibly private aspect and are approaching 0.31 of an acre with large 75ft frontage with driveway and garage.

From a practical point of view, the location of this home is also

fantastic. Epsom railway station is approximately 0.6 of mile away and provides regular links to London Victoria, Waterloo and London Bridge.

There are also excellent schooling options locally, both in the state and public sectors, although one of the stand out features of this home is its immediate surroundings and the easy access to open green spaces it enjoys.

With Epsom Downs just a short distance away and Rosebery Park also just on its doorstep, you are simply spoilt for choice, making this home such a great option all round.

Viewing is strongly advised by vendors sole agent.

Tenure - Freehold
Council tax band - G



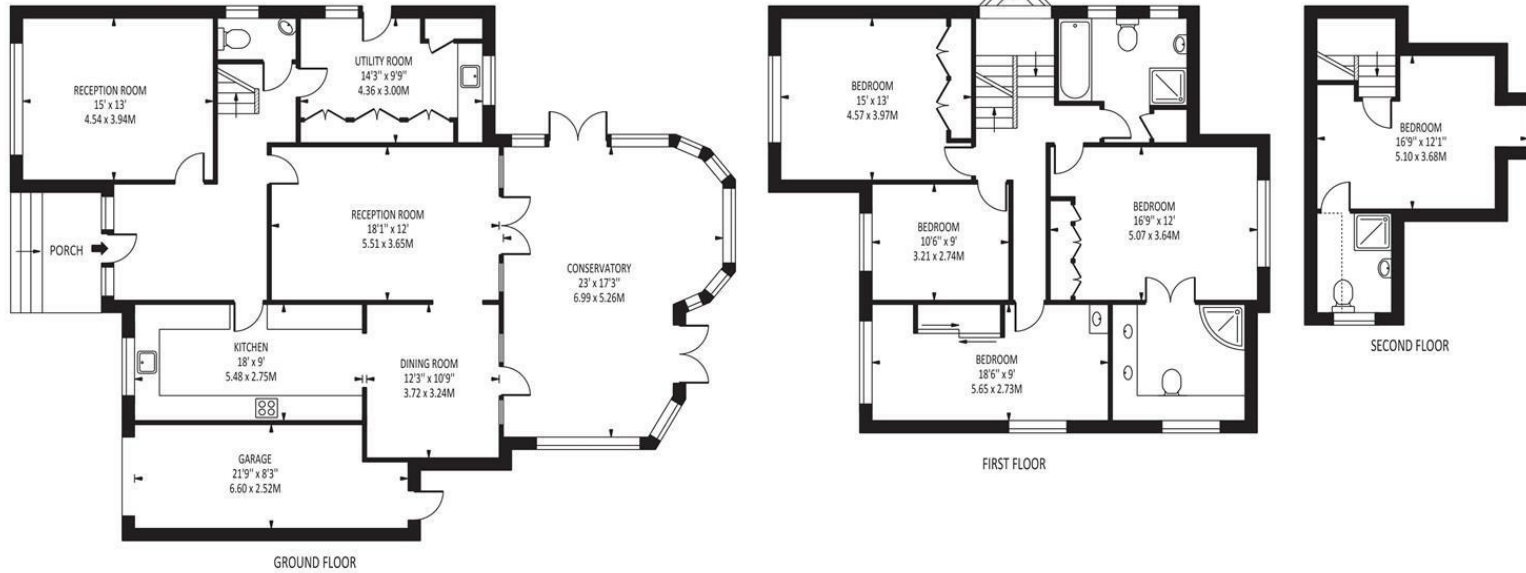


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Total Area: 2838 SQ FT • 263.66 SQ M
 (Including Restricted Height Area & Garage)
 Restricted Height Area: 16 SQ FT • 1.44 SQ M
 Garage Area: 167 SQ FT • 15.51 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		67	
(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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 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.

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.
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