



Manor Green Road, Epsom

The **PERSONAL** Agent

Guide Price £1,200,000

Freehold

- Providing 2395 sq ft of space
- Cleverly extended family home
- Generous & private rear garden
- Four generous double bedrooms
- Ensuite facilities x 3 plus family bathroom
- Living room, dining room & family room
- Kitchen/breakfast room
- Generous utility room & d/s cloakroom
- Driveway with oversized garage
- Moments from outstanding school



Set within the heart of the Chase Estate in a highly desirable and much requested residential road, this attractive and cleverly extended family home benefits from flexible and spacious accommodation totalling 2395 sq ft and is presented in good order throughout.

The property itself enjoys an incredibly well-balanced layout that is perfect for any growing family. When you couple the generous space it provides with the numerous stand out features, finding a more spacious home within this pricing band will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and is located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step into the welcoming entrance hall, the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light.

At the heart of the property is an impressive kitchen/breakfast room that is

perfect for entertaining and day to day family life. There is a generous bay fronted living room, a formal dining room plus a separate 25ft family room too, so lots of space for the family to spread out. The ground floor is completed by a downstairs W.C and generous utility room, both of which serve to highlight just how practical this home is.

From the entrance hallway, a staircase leads to the large first floor landing where the spacious accommodation continues.

The principal bedroom comprises of a large double bedroom with fitted wardrobes, and access to a generous dressing room with shower facilities. The further three bedrooms are all incredible sizes with one enjoying a full ensuite shower room and another benefitting from shower facilities that could easily be reconfigured into a full ensuite.

The first floor is completed by the family bathroom and there is also access via a pull down ladder to a large loft space which provides significant scope to convert into further accommodation if required.

The outside of this property is also a key noteworthy feature for this home with a large rear garden, driveway and an oversized garage. Epsom Town

Centre, with its mainline station that provides regular links into London, are just 0.7 of a mile away, and the gorgeous Stamford Green conservation area is just moments away.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest, at which point we will arrange your private showing.

Tenure - Freehold
Council tax band - G





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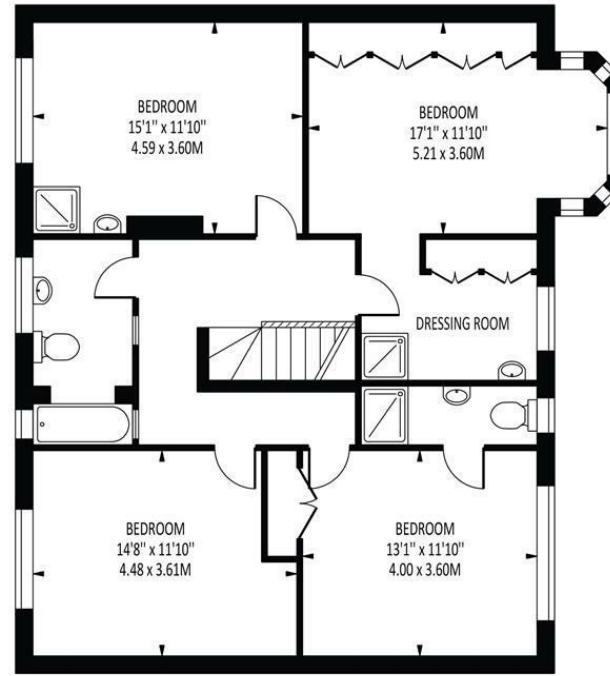
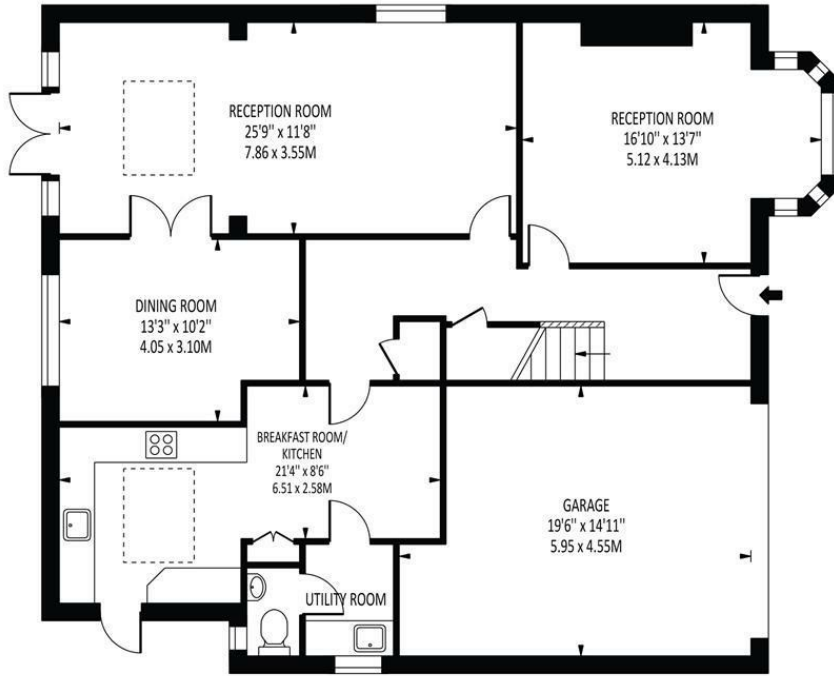


Manor Green Road

Total Area: 2395 SQ FT • 222.54 SQ M

(Including Garage)

Garage Area : 274 SQ FT • 25.44 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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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 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.

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