



The Hayes, Langley Vale

The **PERSONAL** Agent

Guide Price £755,000

Freehold

- Detached family home
- Four bedrooms
- 25ft double reception room
- Full width conservatory
- Family bathroom
- Kitchen with plenty of storage
- Generous driveway & 18ft garage
- Large low maintenance garden
- Small, family orientated cul de sac
- Scope to convert garage & loft space (STPP)



Located in a small and tucked away cul de sac, sitting within the quiet backwater that is the wonderful village of Langley Vale, The Personal Agent are pleased to present this detached family home that has incredible scope for refurbishment and extending to the side (STPP).

Our client has enjoyed many years at The Hayes and whilst the property has been incredibly well maintained over this time and can be moved straight into, it should also be viewed as a blank canvas and the perfect opportunity for a new owner to come in and place their own stamp on it.

Such is the nature of the position and the tranquillity of this property, you could easily be mistaken in thinking that you are somewhere far more secluded. In reality, practicality is all around. Epsom High Street and all it offers, including the mainline station, are just a short drive away, while the delightful Epsom Downs are virtually on the doorstep and easily accessed on foot or bicycle.

As you step through the front door into the useful porch, first impressions are of a genuinely warm and inviting home with tons of natural light throughout. At the heart of the property is the spacious double reception room which measures 25ft x 11ft and links directly, via sliding doors, to the full width conservatory which has sets of doors at either end linking to the garden. The ground floor is completed by the kitchen, complete with integrated oven and lots of cupboard space and downstairs W.C.

Upstairs, the first floor is nicely balanced with four genuinely well proportioned bedrooms, a family bathroom and the useful loft space. To the rear of the house is a large garden mostly laid to lawn with patio area perfect for BBQ's and entertaining guests. To the front of the property is an integrated garage and a generous driveway with ample on street visitors parking within the cul de sac if required.

Langley Vale village is set on the fringes of Epsom Downs,

home to The Derby. The area is largely residential but does offer a local shop and petrol station, primary school, village hall and local bus service. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature a pool, gym and other sports facilities.

There is also a wide variety of cafés, restaurants and pubs available locally. Epsom is a popular commuter town located to the southwest of London and offers a good mix of state and independent schools for all age groups including Ofsted outstanding Rosebery, Freemans and Epsom College. The M25 (Junction 9) is a short drive away, giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - F



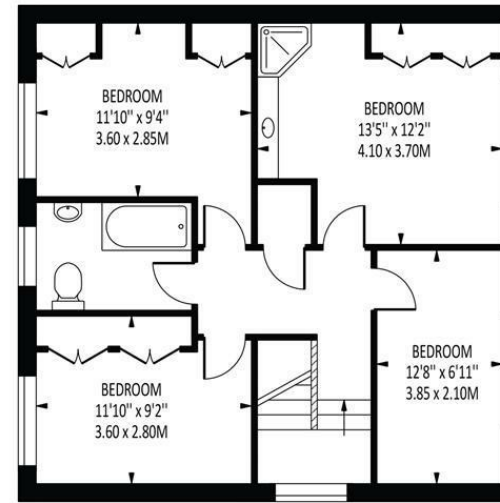
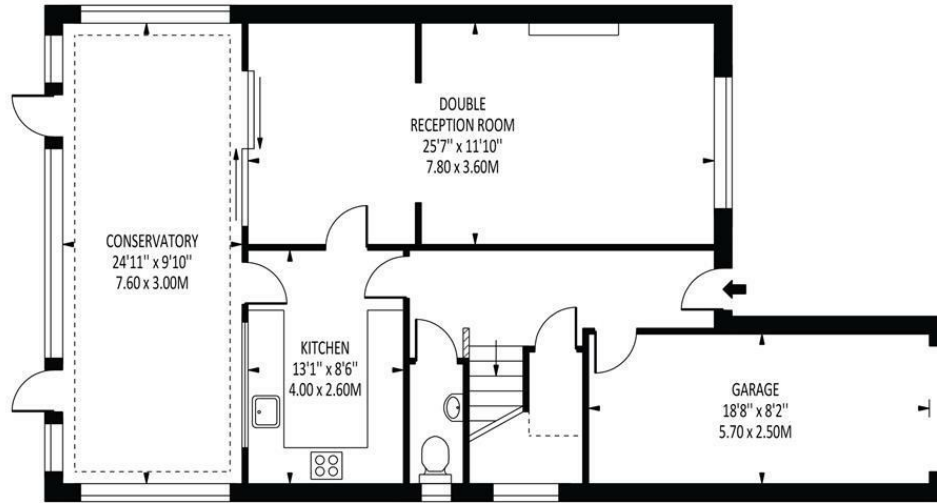


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Total Area: 1647 SQ FT • 152.99 SQ M
(Including Garage)
Garage Area : 153 SQ FT • 14.25 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | |
| | | 69 | 79 |

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.

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