



Harding Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Link Detached Family Home
- Four well proportioned bedrooms
- Ensuite and family bathroom
- 21ft x 18ft lounge
- Further Reception Room
- Fitted Kitchen
- Tandem Depth Garage
- Additional Parking on Driveway
- Large Rear Garden
- Sought After Location

A rarely available four bedroom link detached Neo Georgian style house set in a prime position within the village of Langley Vale.

The house is set behind an impressive frontage with parking for several vehicles and a spacious tandem depth garage.

Other key features include a large, level rear garden, ensuite to master bedroom and a well proportioned 21ft x 18ft lounge which overlooks the rear garden. We would highly recommend arranging a viewing of this excellent home.

The Personal Agent are delighted to present to the market this impressive link detached home. Arranged over two floors the property offers over 1500 sq ft of accommodation and garaging, and should offer



further scope for extension subject to the normal consents.

To the ground floor an entrance hall leads through to a modern bay fronted kitchen with breakfast bar. There is a large reception room at the rear of the property with fireplace and doors to the rear garden. A second reception room adds flexibility to the accommodation and can be used as a formal dining room, study or games room. There is also a downstairs WC.

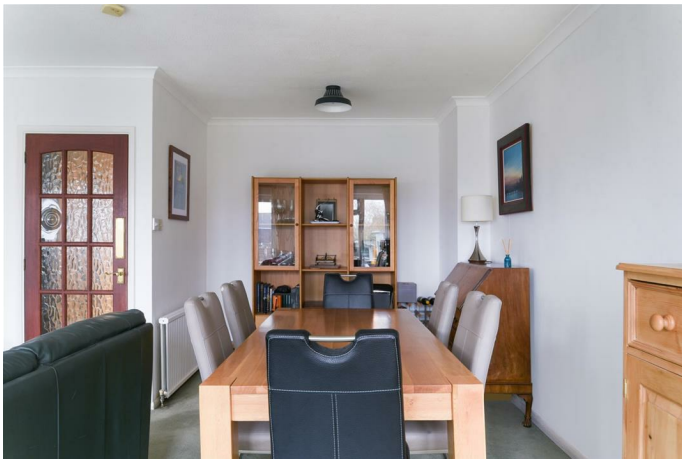
Upstairs there are four generously proportioned bedrooms. The master bedroom enjoys built in storage and an ensuite shower room whilst the other bedrooms share the family bathroom.

Langley Vale village is set on the fringes of Epsom

Downs, home to The Derby. The area is largely residential but does offer a petrol station, primary school and village hall.

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. The M25 (Junction 9) is a short drive away, giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - F

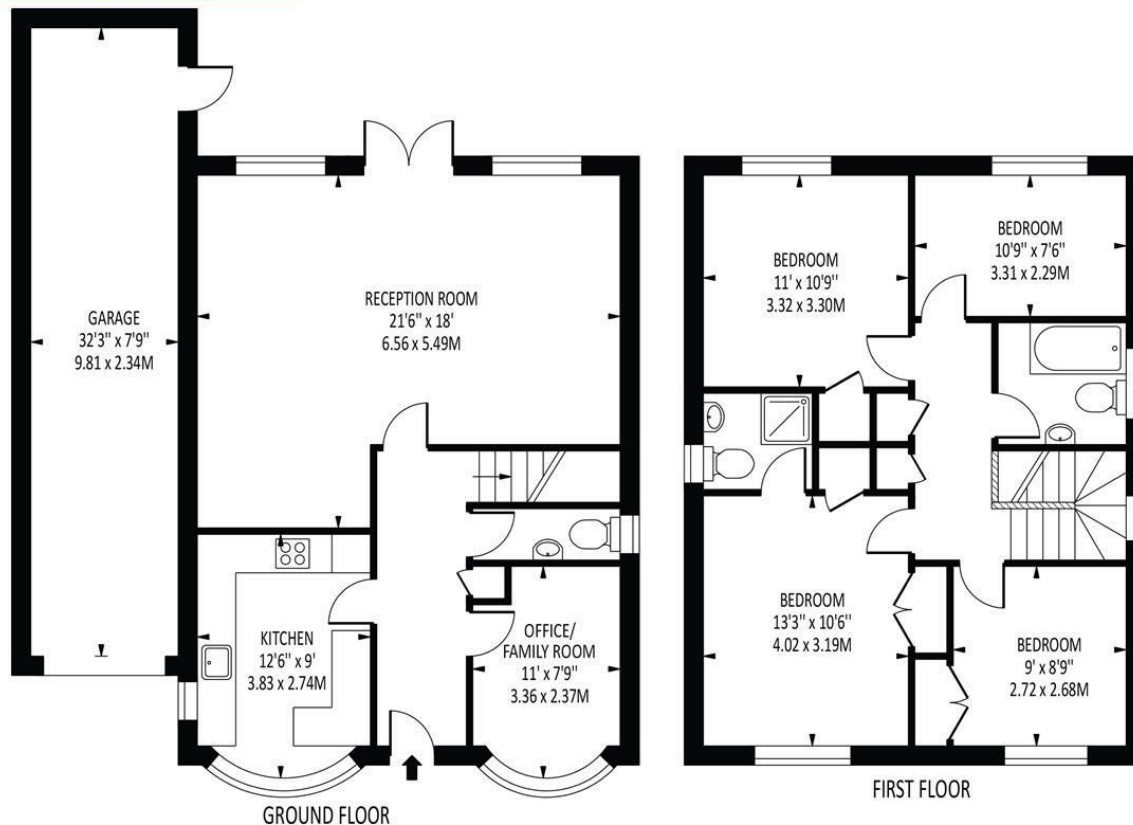




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Total Area: 1527 SQ FT • 141.89 SQ M
(Including Garage)
Garage Area : 247 SQ FT • 22.96 SQ M



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) A		81
(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

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