



Meadway, Epsom

The **PERSONAL** Agent

Guide Price £1,350,000

Freehold

- Providing 2072 Sq. ft of space
- Attractive detached family home
- Heart of the desirable Chase Estate
- Modern kitchen/dining room & utility room
- Two generous reception rooms
- Large study/bed 5 with ensuite cloakroom
- Four bedrooms upstairs & two bathrooms
- Secluded South/Westerly 115ft garden
- Carriage driveway, garage & workshop
- Moments from outstanding school

THIS PROPERTY IS CURRENTLY UNDER OFFER 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 2072 Sq. ft and sits on a bold South/Westerly facing plot of 0.20 of an acre.

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 meaning practicality is never far away.

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 the extended kitchen/dining room that is perfect for entertaining and day to day family life with its bi-fold doors linking to the garden,



impressive glass atrium and underfloor heating which are all nice touches.

The bay fronted living room with fireplace is the perfect room to retire to of an evening and enjoys decorative mouldings that provide a nod back to the heritage and character of the original home. The family room is a great size within its own right and links to the garden as well as the main living room which makes it an incredibly versatile space, especially for entertaining.

The ground floor is completed by a generous study that links to the downstairs W.C which highlights that this space could be utilised as a fifth bedroom with ensuite facilities if desired. There is also a generous utility room which houses the modern boiler and megaflo system.

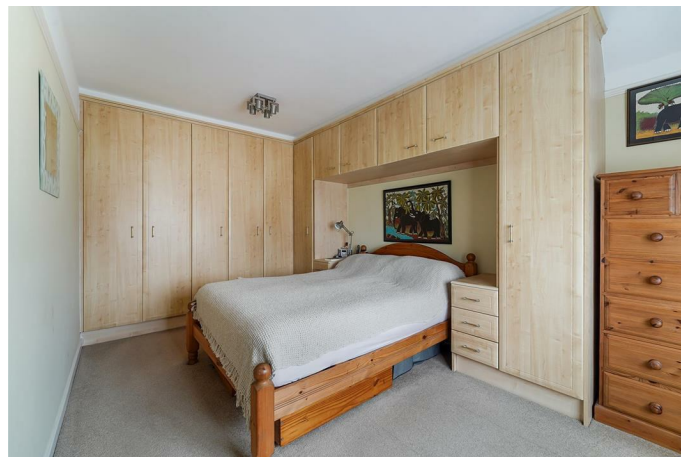
The principal bedroom enjoys great views over the garden and access to a modern ensuite shower room. Additionally the three further incredibly well proportioned bedrooms are all served by

the refitted family bathroom and there is also access to a large loft space which provides scope to convert into further accommodation and further potential to extend to the side and rear of this home too, in-line with many neighbouring properties, subject to the usual consents.

The outside of this property is also a key noteworthy feature with a stunning South/Westerly facing rear garden that measures 115ft x 51ft and enjoys wonderful seclusion. To the front is a block paved carriage driveway which provides access to a carport and a generous garage with separate workshop. Epsom Town Centre, with its mainline station that provides regular links into London, are just 0.6 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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Total Area: 2072 SQ FT • 192.51 SQ M
(Including Garage & Workshop)
Garage Area : 151 SQ FT • 14.00 SQ M
Workshop Area : 78 SQ FT • 7.20 SQ M



GROUND FLOOR

FIRST FLOOR

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	80
England & Wales		
EU Directive 2002/91/EC		

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