



The Greenway, Epsom

The **PERSONAL** Agent

£575,000

Freehold

- No ongoing chain
- Attractive & extended semi-detached home
- Three well proportioned double bedrooms
- 18ft x 18ft kitchen/dining room
- Separate living room
- Modern upstairs bathroom
- Downstairs cloakroom
- South Easterly facing garden
- Driveway with off street parking
- Periphery of Epsom Common

Having been the subject of a comprehensive refurbishment program by our clients during their time here, this beautifully presented and cleverly extended family home provides flexible and spacious accommodation with some really nice stylish design touches throughout.

Offered with no ongoing chain and located on the periphery of Epsom Common within the ever popular Wells Estate, this great home benefits from a brilliant Southerly facing rear garden that is approximately 110 ft long and great for young children. However, for just as many buyers its likely to be the spacious open plan kitchen/dining/family room that really provides that 'wow' factor.

The property is essentially turn-key and very well presented throughout whilst providing spacious and particularly well balanced accommodation on both the ground and first floors, making it an ideal layout for modern family living.



The entrance hall is welcoming, bright and provides a comfortable space to receive guests, the kitchen/dining/living space is the real heart of the home and measures an impressive 18ft x 18ft and benefits from a set of bi-fold doors linking to the garden as well as being underfloor heated which is a particularly nice touch.

Completing the ground floor is a separate living room which makes for a great snug or TV room and also links to the kitchen/diner making it a great space for entertaining. From a practical sense there is a downstairs cloakroom too.

Upstairs there are three very nicely proportioned bedrooms that can all be comfortably used as double rooms and a modern white bathroom suite. Further noteworthy points to mention include useful loft space, full double glazing and gas central heating.

However, outside also hits the mark with a private front

driveway with off street parking, gated side access to the property with a further shared side driveway and a large South Easterly facing garden that has a decking area which is perfect for entertaining guests in, especially during the Summer months.

The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses.

This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station via a footpath that links the common to the high street at a distance of 1.1 miles which is typically a 22 minute walk.

Tenure - Freehold
Council tax band - D

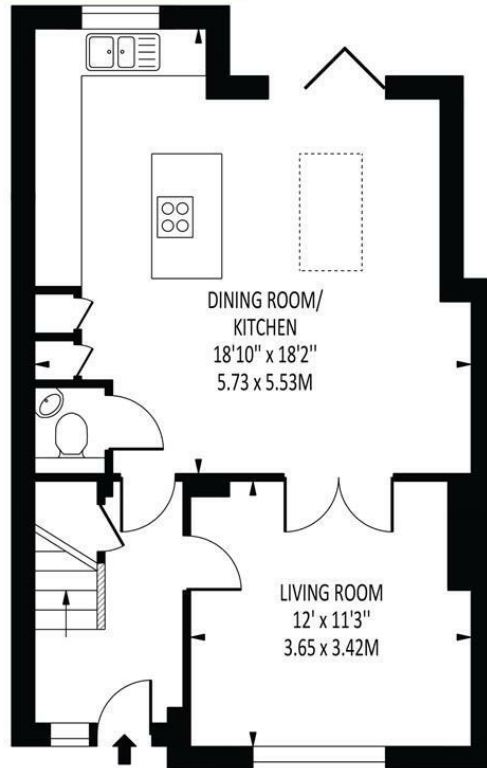




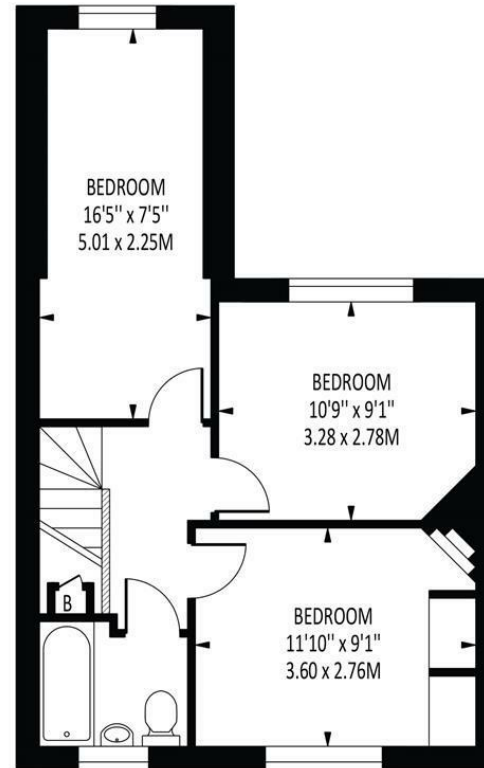
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Total Area: 924 SQ FT • 85.80 SQ M




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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
England & Wales		EU Directive 2002/91/EC 

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