



Harding Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- No onward chain
- Newly renovated
- Four bedrooms
- Reception open to kitchen/breakfast room
- Family bathroom and ensuite
- Wood flooring throughout
- Marble flooring in both bathrooms
- Recently upgraded boiler and electrics
- New windows to be installed before completion
- Landscaped garden and parking to front

Nestled in the serene and picturesque village of Langley Vale, just moments from the breath taking vistas of Epsom Downs, this exquisitely renovated semi-detached bungalow effortlessly blends timeless style with contemporary sophistication. Presented by The Personal Agent and available with no onward chain, No. 7 Harding Road is more than just a home, it's a statement of refined living.

Behind its unassuming façade lies a truly inspired interior. The current owner has thoughtfully reimagined every detail, creating a space that is not only functional but artistically curated. The result is a harmonious fusion of elegant design, fluid layout, and an unmistakable sense of calm.

The interiors are beautifully proportioned and bathed in natural light, enhanced by a modern open plan design that creates a seamless flow between living, dining, and kitchen areas. Whether hosting soirées or enjoying quiet everyday moments, this home offers the perfect canvas for stylish, contemporary living.



The dark wood flooring that runs throughout the ground floor lends a rich, cohesive warmth, while subtle design details create a sense of understated luxury. At the heart of the home, the reception room unfolds into a chic kitchen and dining space, offering views over the newly landscaped, westerly facing garden, an idyllic setting for both relaxation and elegant outdoor entertaining.

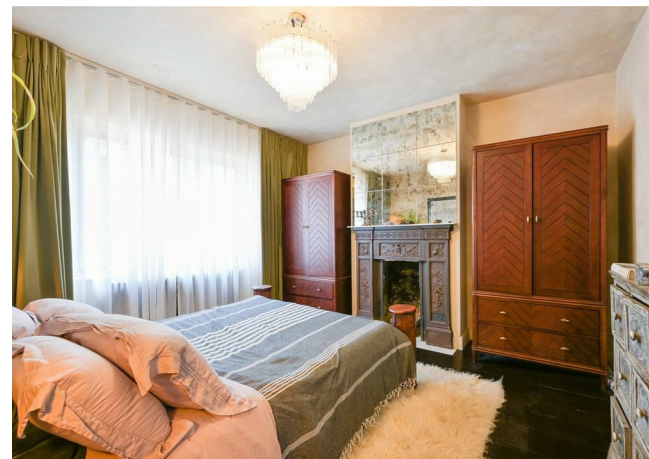
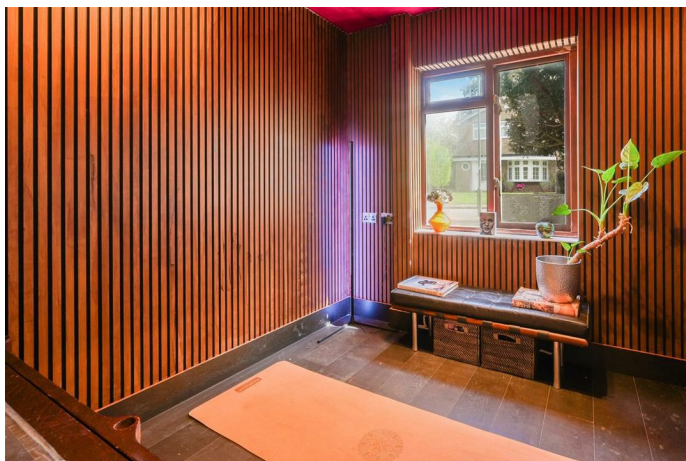
There are four beautifully presented bedrooms, each with its own character. The smallest is currently styled as a tranquil yoga space with acoustic paneling but could just as easily be reimagined as a refined home office or playroom. The principal suite offers a quiet retreat, complete with a sleek ensuite, while the family bathroom is a sanctuary in itself, adorned with marbled flooring, heritage wallpaper, and a freestanding roll-top bath for indulgent relaxation.

Externally, the design led landscaping ensures minimal upkeep while maximising aesthetic appeal. The rear garden, with its west facing orientation and stylish decking area, provides an effortless extension of the home's living space. To the front, ample off street parking adds a layer of practicality to this otherwise peaceful and fashion forward residence.

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. Alternatively you have nearby access to Ashted with a further choice of schools and local independent shops as well. The M25 (Junction 9) is only a short drive away and gives access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - D

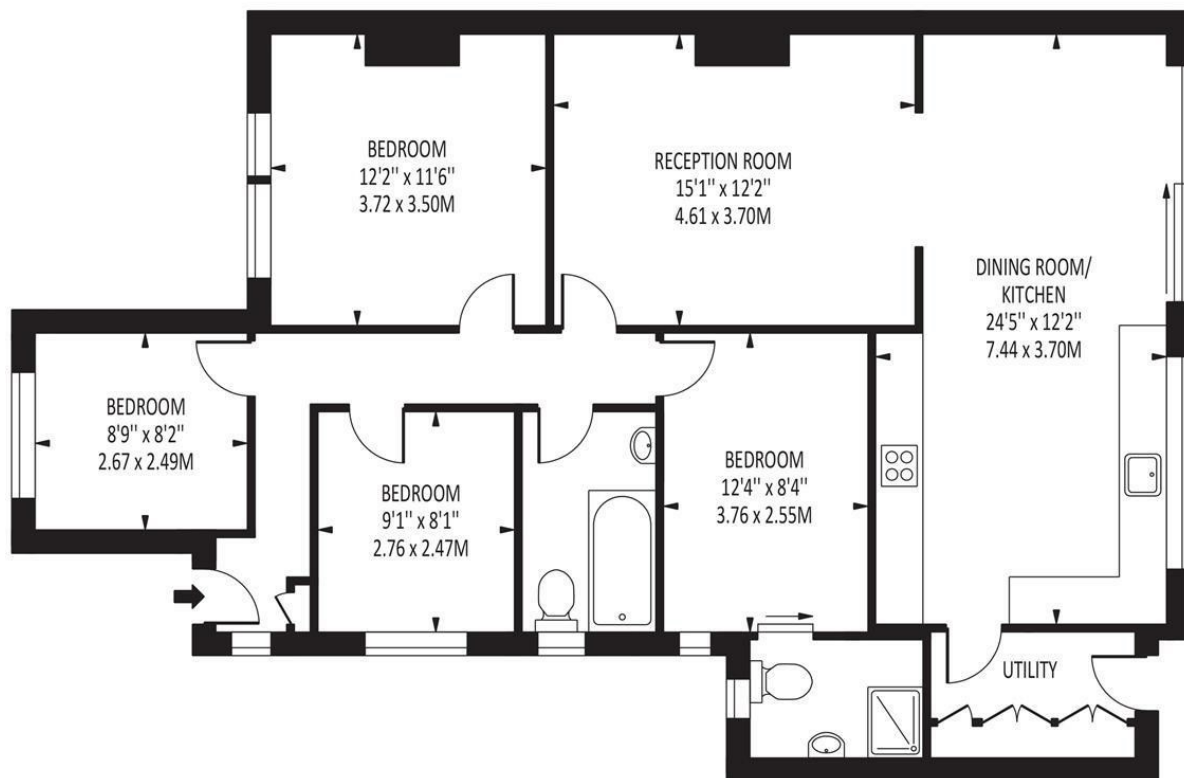




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Total Area: 1107 SQ FT • 102.85 SQ M



Disclaimer: For Illustration Purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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