



William Evans Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Stunning detached family home
- 2552 sq ft of accommodation
- Five spacious double bedrooms
- Three bathrooms & walk in wardrobe
- Two generous reception rooms
- 34ft conservatory/play room
- Refitted 23ft kitchen/breakfast room
- Utility room & d/s cloakroom
- Block paved driveway with parking
- Moments from Horton Country Park

The Personal Agent are proud to present this exceptional five bedroom detached family home, offering approximately 2,552 sq ft of beautifully updated and flexible living space. Perfectly positioned within the heart of the highly desirable Manor Park development, this impressive home offers a rare combination of modern convenience, spacious accommodation, and a superb location.

Bordering Epsom Common and moments from Horton Country Park, the property is surrounded by scenic bridle paths, open green spaces, and woodland walks, ideal for active families and nature lovers alike. With the David Lloyd leisure centre, Epsom town centre, the mainline railway station, and the highly regarded Stamford Green Primary School all nearby, the location offers outstanding connectivity and lifestyle benefits.

Built in 2000 and comprehensively updated by the current owners over the past seven years, the property has been fully modernised with a high quality kitchen, new bathrooms, and



stylish redecoration throughout. From the moment you step inside, it's clear this is a home of quality and warmth.

The welcoming central entrance hall leads into a 30ft open plan living and dining room, perfect for entertaining or relaxing with family, and a generous family room that offers flexible use depending on your lifestyle. The stylish kitchen/breakfast room forms the true heart of the home and flows effortlessly into a stunning 34ft conservatory, currently used as a vibrant playroom. From a practical point of view, the ground floor also benefits from a refitted utility room and a downstairs cloakroom.

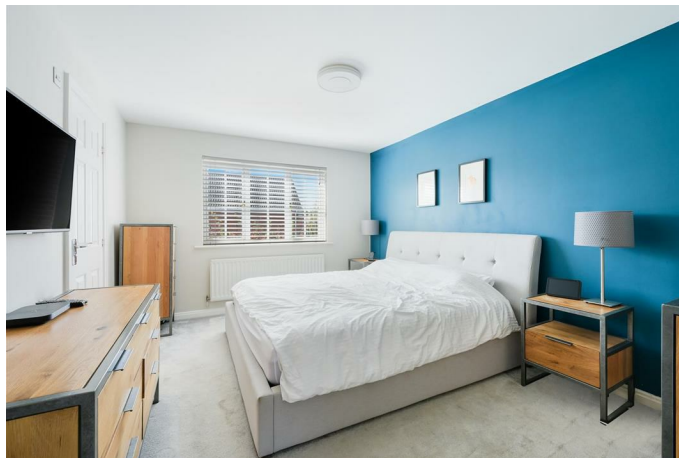
Upstairs, the impressive accommodation continues with a spacious master bedroom featuring a walk in wardrobe and a luxurious ensuite shower room. The guest bedroom also enjoys its own ensuite, while the three remaining double bedrooms are served by a contemporary family bathroom.

Further noteworthy features include a private driveway to the

front providing off street parking for two cars, with further additional parking bays available on nearby roads. There is also a large, boarded loft space offering scope for conversion, subject to the usual planning permissions. The rear garden has been cleverly landscaped to provide a low-maintenance, practical space that is ideal for everyday use and entertaining alike. It also offers a good level of privacy and security, with side access and a lockable gate.

The location is exceptional, with direct access to Horton Country Park and Epsom Common, providing bridle paths and protected green space, all while being within the catchment area for the 'Outstanding' Ofsted rated Stamford Green Primary School and several excellent secondary schools. Epsom town centre and railway station are just a short distance away, making this home ideal for commuters and families alike.

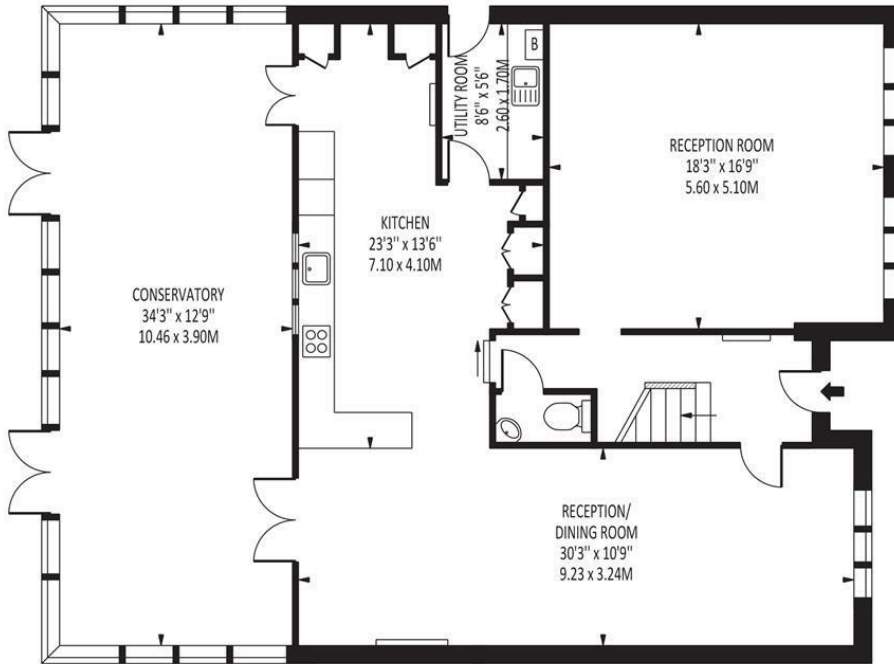
Tenure - Freehold
Council Tax Band - G



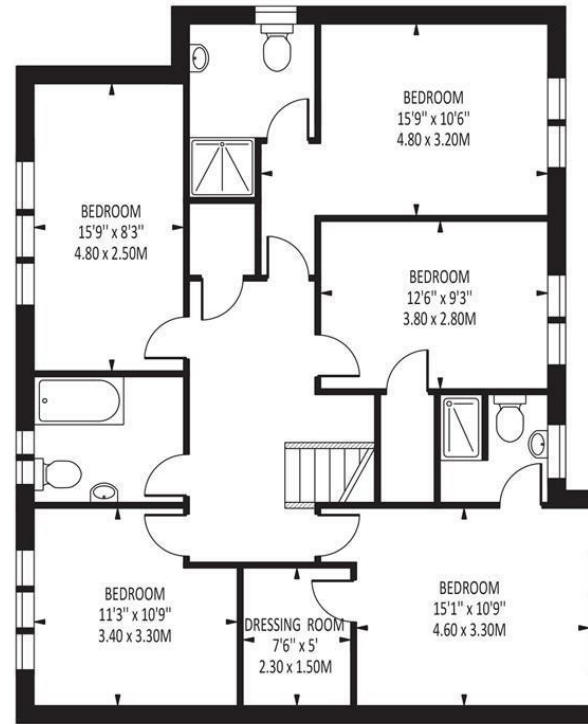


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William Evans Road
Total Area: 2552 SQ FT • 237.10 SQ M



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	76	80
(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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The
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

