



Glanville Way, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- No onward chain
- Detached family home in Noble park
- Three bedrooms
- Ensuite shower room & family bathroom
- Luxury kitchen with Siemens fittings
- Oak stairs, wood & tile floors
- Green views and extendable (STPP)
- EV charger, drive & garage
- Beautifully landscaped front and rear gardens
- Moments from country park & woodland

Embrace a lifestyle of comfort, style and tranquillity in this exceptional three bedroom detached home, beautifully positioned within the prestigious Noble Park development.

Coming to market with no onward chain and set on a generous plot with exquisitely landscaped gardens to the front and rear, this property offers an idyllic outdoor sanctuary, perfect for morning coffee on the patio, entertaining guests under the stars, or simply enjoying quiet moments surrounded by nature. The wider development complements this serene lifestyle with open green spaces for relaxation, children's play areas, and access to nearby woodlands and a country park, ideal for weekend walks or spontaneous outdoor adventures.

Inside, the home is thoughtfully designed with a spacious and flowing layout, combining luxury touches with practical living. A stunning oak staircase, wooden and tiled flooring throughout, and premium finishes including Siemens kitchen appliances and elegant Villeroy & Boch bathroom fittings reflect the high



specification. Integrated ceiling speakers in the ground floor living areas and the master bedroom add a seamless touch of modern living.

Enjoy views of the tranquil green opposite, and the added benefit of future potential with scope to extend (STPP), giving you the flexibility to grow with your home.

For eco-conscious homeowners and modern lifestyles, the property is equipped with a Podpoint electric vehicle charging system, driveway parking for up to three cars, and a garage.

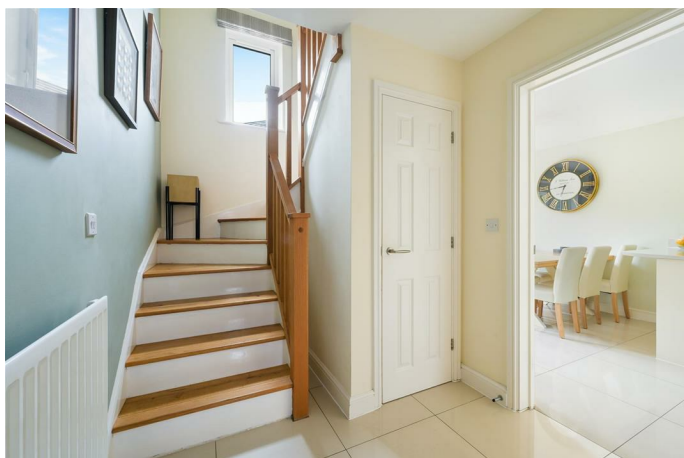
Despite its peaceful setting, you're just minutes from the vibrant town centre and train station offering quick access to shopping, dining, and excellent transport links for commuting or exploring the surrounding area.

This is more than just a home; it's a space where lifestyle meets luxury, where convenience blends effortlessly with nature. Whether you're entertaining, unwinding, or exploring, every detail of this home invites you to live well.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature 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 south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E



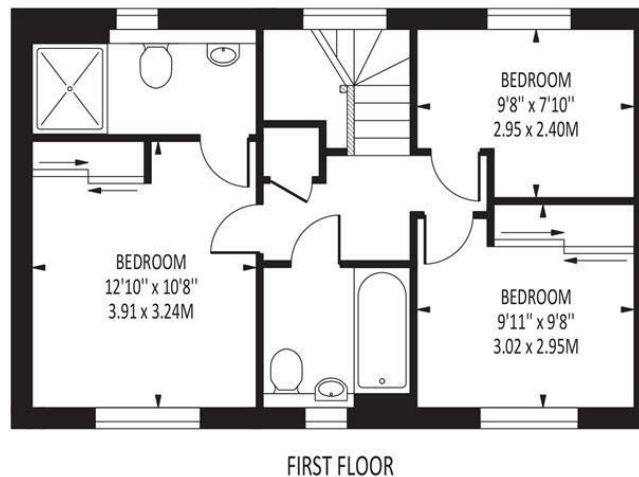
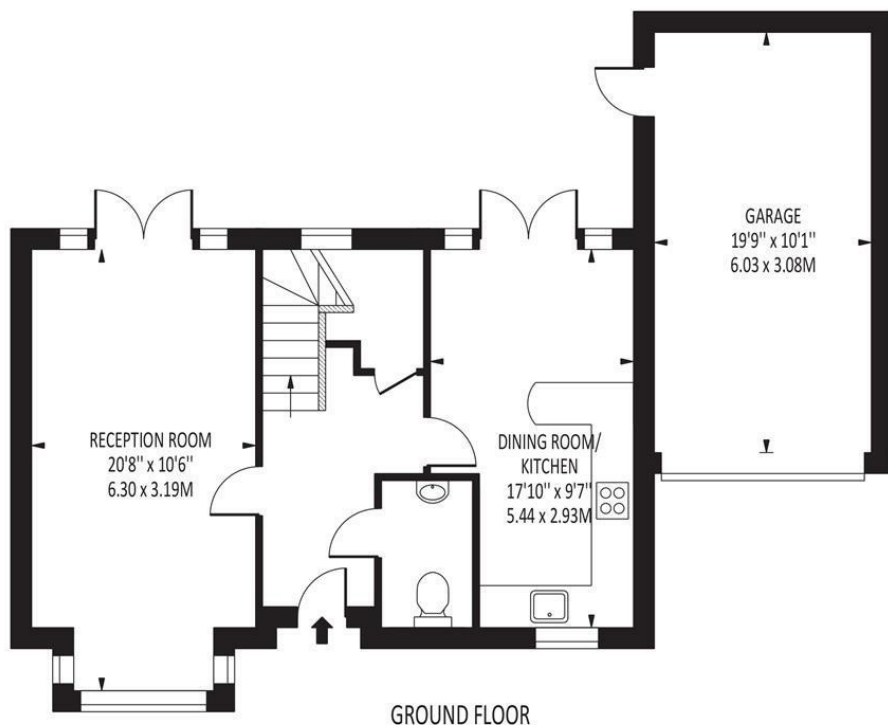


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Glanville Way

Total Area: 1292 SQ FT • 120 SQ M
(Including Garage)
Garage Area : 200 SQ FT • 18.57 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
75		
England & Wales		EU Directive 2002/91/EC

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