



Langley Close, Epsom

The **PERSONAL** Agent

# Guide Price £850,000

## Freehold

- Semi detached family home
- Undergone a full renovation programme
- Large dining space with outstanding views
- Principal bedroom with ensuite & dressing room
- Spacious living area with fireplace
- Kitchen breakfast area
- Three further double bedrooms
- Over 2000 sq ft of flexible accommodation
- South Westerly facing well maintained rear garden
- Garage & driveway

Located in a small and tucked away cul de sac, sitting within the quiet backwater that is the wonderful village of Langley Vale, The Personal Agent are pleased to present this semi detached family home that offers over 2080 sq ft of total accommodation, has undergone a full renovation programme and has stunning views over Langley Vale Farm and beyond to the Woodland Trust.

No. 9 Langley Close has an incredible feel to it with wonderfully proportioned rooms that flow seamlessly into one another in a modern open-plan layout perfect for entertaining, social occasions and, most importantly, day to day life.

Such is the nature of the position and the tranquillity of this property, you could easily be mistaken in thinking that you are somewhere far more secluded. In reality, practicality is all around. Epsom High Street and all it offers, including the mainline station, are just a short drive away, while the delightful Epsom Downs are virtually on the doorstep and easily accessed on foot or bicycle.



As you step through the front door, first impressions are of a genuinely fun and inviting home and the thoughtful renovation programme has complimented the layout perfectly. At the heart of the property is the spectacular dining space that is at the rear of the home, offering views across the open spaces of Langley Vale Farm and with large sliding doors that connect the indoors to the garden. The South/Westerly aspect to the rear ensures this area is flooded in natural light and the 20 ft living room and kitchen/breakfast areas link perfectly together to create a wonderfully versatile space.

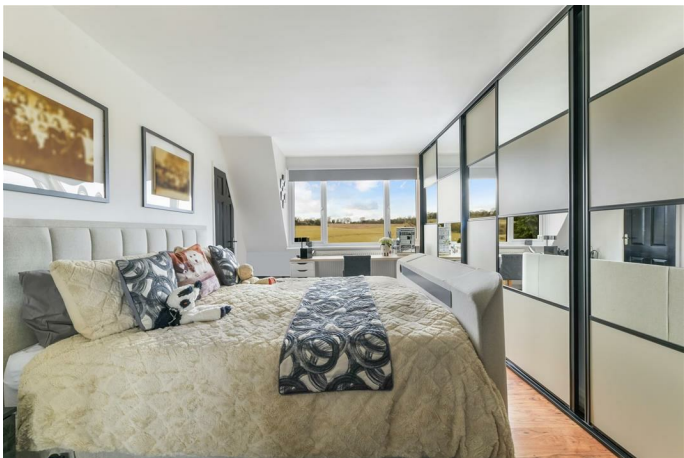
The ground floor is completed by a separate study ideal for working from home or converting to a snug, handy utility room and a downstairs cloakroom. As you head to the first floor there is a split level which has a bedroom with built in storage and then continuing up there is a principal bedroom with ensuite shower room, large dressing room and the stunning views to the rear. The first floor is completed by two further double bedrooms serviced by a stylish black and white four piece bathroom.

The garden is South Westerly and provides direct access out on to the fields, there is parking for two cars to the front and a 16ft double garage.

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 - E





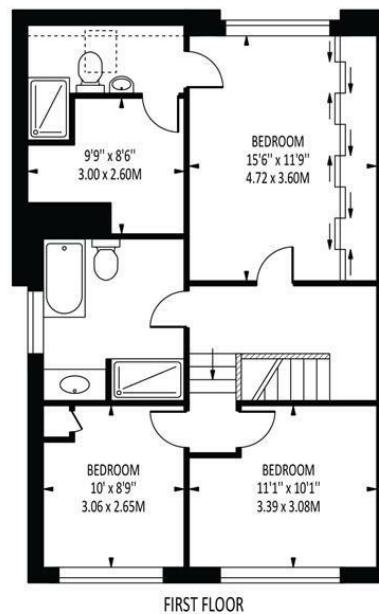
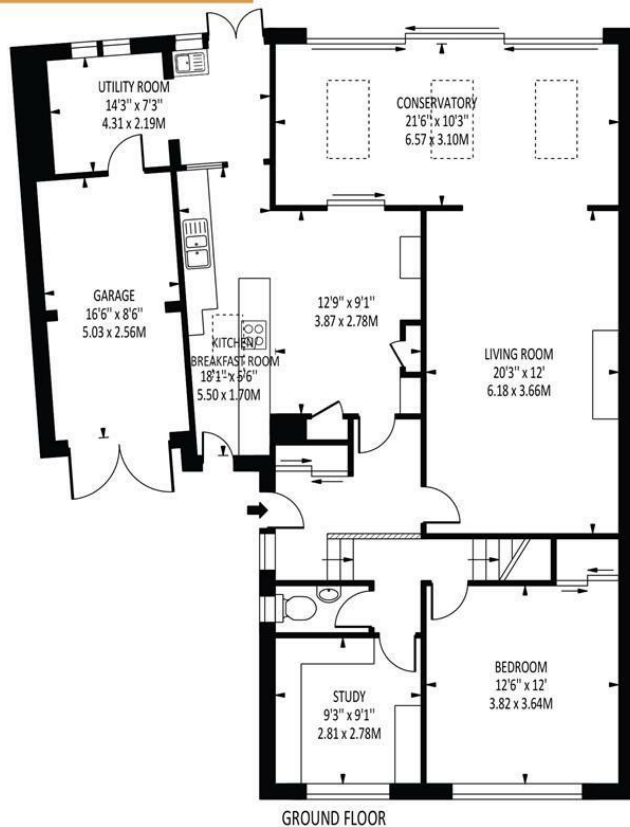
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## Langley Close

Total Area: 2082 SQ FT • 193.44 SQ M

(Including Garage)

Garage Area : 139 SQ FT • 12.88 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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Epsom, Surrey, KT18 7RG

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#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS

01737 333 699

#### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

#### LETTINGS & MANAGEMENT

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The  
**PERSONAL**  
Agent

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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.

