



11 Oak Glade, Epsom, Surrey, KT19 8ND

Guide Price £625,000



- MODERN FAMILY HOME
- SPACIOUS MODERN KITCHEN
- BATHROOM & SHOWER ROOM
- VENDOR SUITED
- EASY ACCESS TO NEAR BY AMENITIES
- OPEN PLAN LIVING/DINING ROOM
- THREE BEDROOMS
- LARGE SUMMER HOUSE/GARDEN CABIN
- CLOSE TO WELL-REGARDED SCHOOLS
- VIEWINGS RECOMMENDED

Description

An attractive storm porch sheltering the front door leads into a bright hallway with guest toilet and under stairs storage. The current owners have maintained the property well creating an elegant environment, with a bright living/dining room overlooking the garden and a good size kitchen to the front, which could fit a small breakfast table within. The kitchen boasts a wide range of wall and base units with stone worktops above housing a built-in gas hob with extractor over, microwave, oven and leaving space for a washing machine and separate fridge freezer.

On the first-floor are three bedrooms, with the principal bedroom having built-in wardrobes and an en-suite shower room. The remaining bedrooms are served by a family bathroom with vanity storage unit. The landing provides loft access and an airing cupboard.

Outside, the welcoming family garden provides plenty of space for alfresco dining on a patio adjoining the house. There is an expanse of lawn with a welcome side access gate and a large summer house/garden cabin which is a particular feature of this delightful family home.

The property enjoys additional shared private grounds and parking within this pleasant setting.

Situation

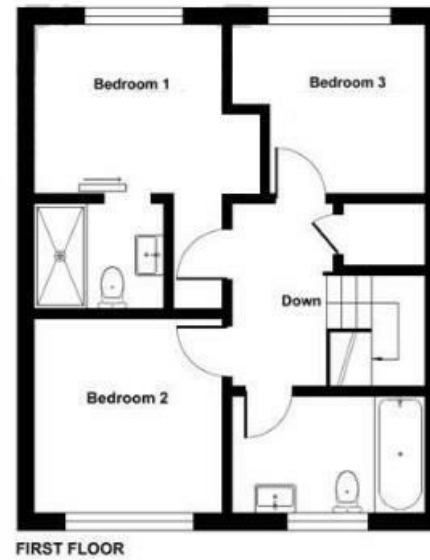
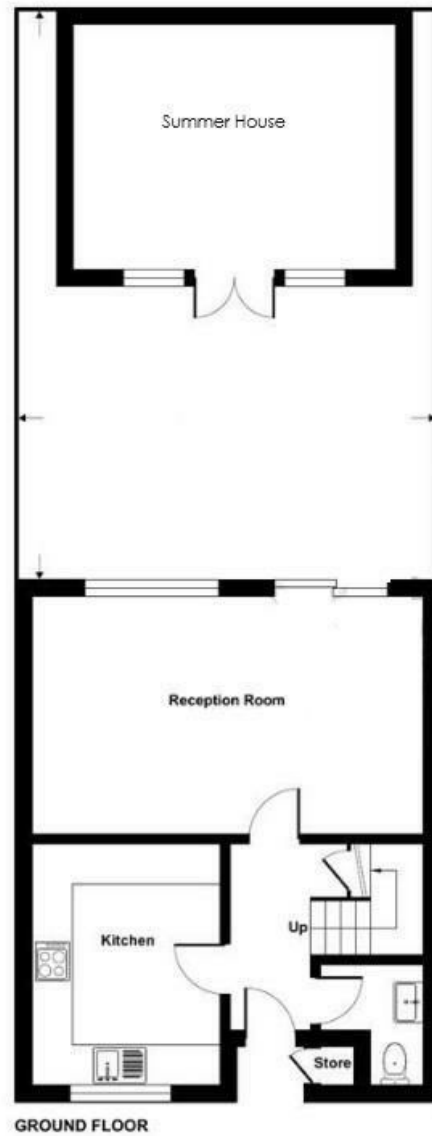
Located approximately one mile from Epsom Town Centre and backing on to school playing fields, Oak Glade provides an excellent location for easy access to highly regarded state and private schools nearby including Stamford Green Primary, Epsom Primary School and Kingswood House School.

Epsom & Ewell West stations are within a short distance and offer services to London Waterloo, Victoria and London Bridge. Shopping facilities are very well catered for with a good variety of shopping choice including the Ashley Centre.

Nearby recreation pursuits include the famous Epsom Downs (Home of the Derby) and the RAC country club at Woodcote Park.

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| Tenure | Freehold |
| EPC | C |
| Council Tax Band | E |
| Communal Grounds Charge | £40 per month per household |





66 Tudor House, Ashted, Surrey, KT21 1AW
Tel: 01372 271880 **Email:** ashted@patrickgardner.com
www.patrickgardner.com

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