



63 Manor Green Road, Epsom, Surrey, KT19 8RN

Price Guide £685,000



- EXTENDED BUNGALOW
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- MATURE GARDENS
- WITHIN EASY REACH OF COMMUTER STATIONS
- THREE DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- DRIVEWAY PARKING
- SCOPE TO FURTHER EXTEND. S.T.P.P
- CLOSE TO A RANGE OF AMENITIES

## Description

This extended detached bungalow offers flexible accommodation over two floors, comprising over two reception rooms, three bedrooms, a good size kitchen/diner, a family garden and driveway parking.

From the driveway the front door with small storm porch over leads into a welcoming hallway. The inviting living room overlooks the established garden and features a focal fireplace. The dining room sits between the hall and living room and overlooks the side aspect. The enlarged kitchen/dining room has been thoughtfully designed to provide a stylish, calming and bright space with a range of base units with butler sink, built in oven, induction hob and dishwasher with space for a fridge freezer and washer dryer. There is ample space for a family dining table and a practical side door to the garden.

There are two double bedrooms on the ground floor - one currently used as a home office and modern family bathroom. Off the lounge are stairs to the principal bedroom with an abundance of spacious eves storage, ideally placed to convert just a portion of this space into an en-suite.

Outside. The sizable family garden is a particular feature, landscaped over the years it enjoys a patio, flower beds, mature planting offering a good amount of privacy and steps to a garden shed, an ideal space for a buyer to add a sizable home office/cabin. There is also side access to the driveway.

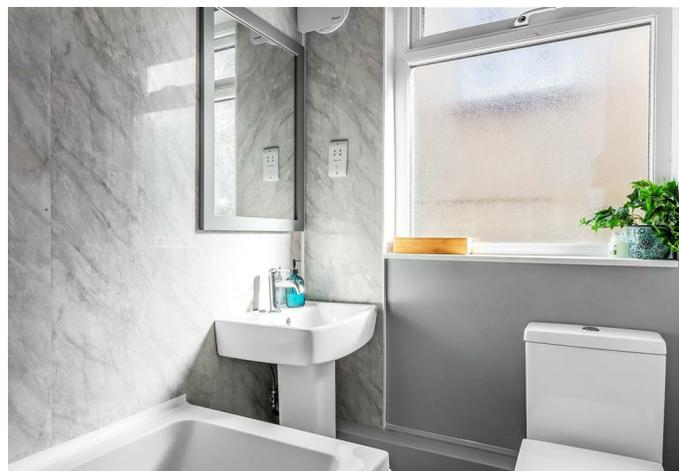
## Situation

Close to Epsom Town centre, Manor Green Road 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.

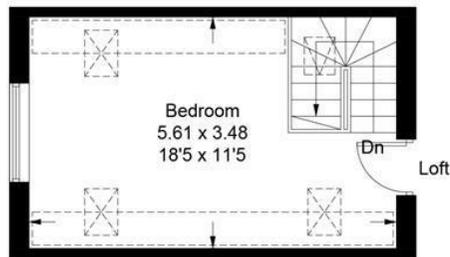
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	D



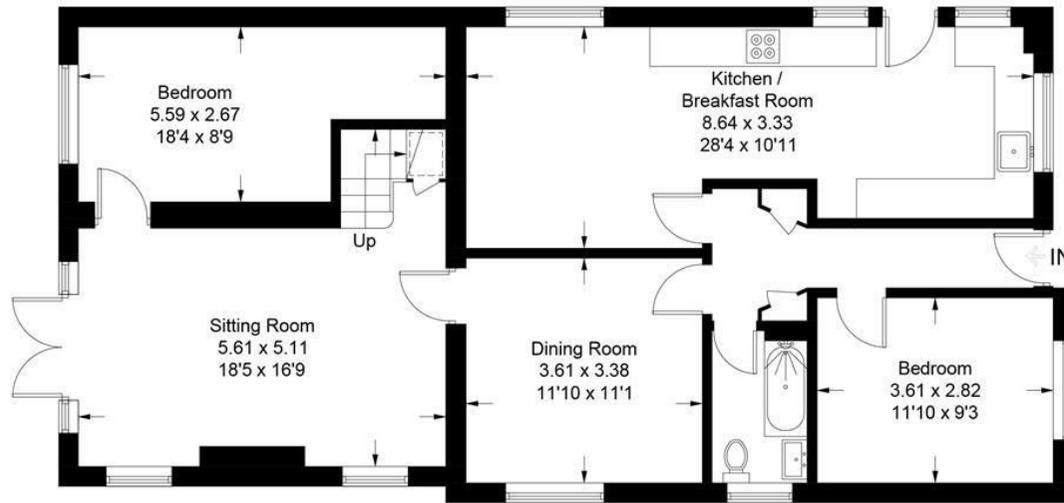
Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft



 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1013603)  
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