



2 Lady Harewood Way, Epsom, KT19 7LE
Guide price £950,000

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A modern detached family home nestled in the heart of the sought after Clarendon Park Development in Epsom, Surrey, with potential to extend across the back and loft convert (stpp).

The ground floor layout consists of a welcoming entrance hallway with deep under stairs storage cupboard and downstairs WC, formal dining room with angled bay window, glass bi-folding doors to a good size living room, must have home office, modern fitted kitchen/breakfast room, separate utility room with direct access to the garden and an integral double garage.

Stairs to the first floor landing reveals four generous double bedrooms, with en suite facilities to the principle and a modern fitted bathroom. There is also access to a large loft space.

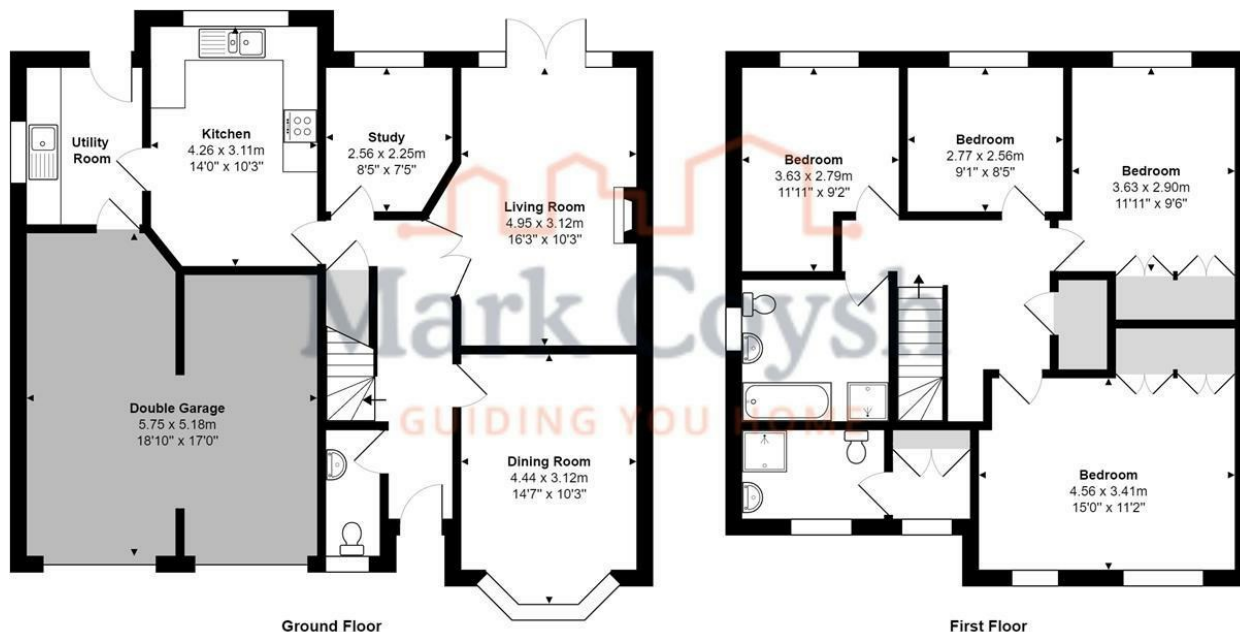
The current owners purchased additional land to the side to maximise the side and rear gardens, which have now nicely matured with beautifully planted borders. There are two patio areas, space for a good size shed, a charming summer house and secure side access to the front of the dwelling, where there is a driveway for comfortably two cars.

The development is adjacent to Horton Country Park and is just around the corner from a David Lloyd gym, Hobbledown Children's Farm and a handy local parade of shops. Wider shopping can be found in Epsom Town and Ewell Village. The property is surrounded by abundant schooling options, both state and public. The mainline Station is a short car, bus or bike ride away and the local roads link effortlessly into the A3, M25, A24, A243 and A217 to name a





few. In terms of woodlands and green spaces, there are too many to mention, however, a few of my personal favourites include Epsom Common with its Stew Ponds, Ashted Common, Epsom Downs and Headley Heath.



Lady Harewood Way, Epsom
Total Area: 170.4 m² ... 1835 ft²
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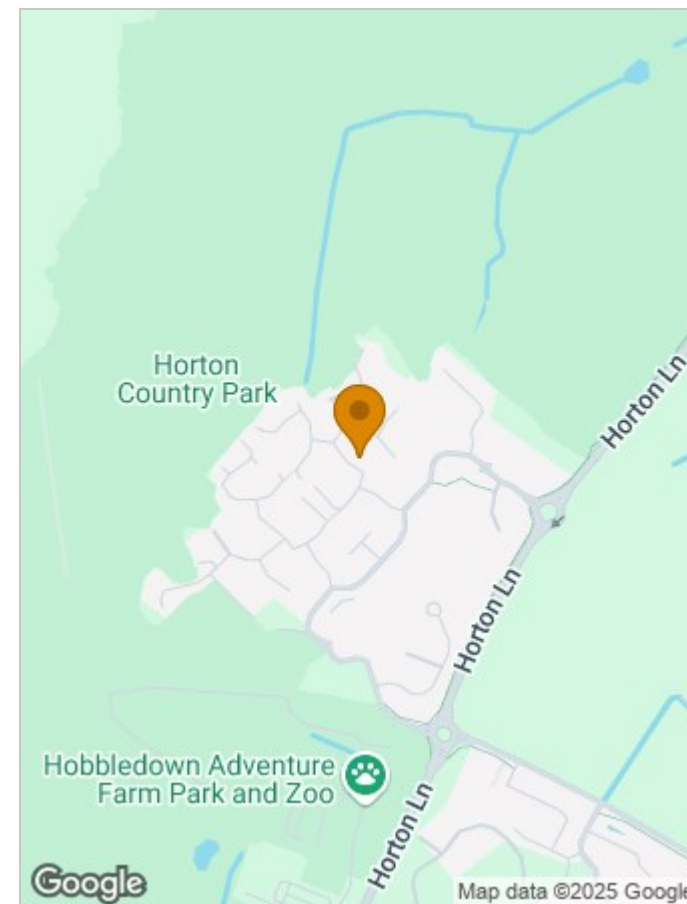
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Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	