



**Hazon Way, Epsom, KT19 8HN**

Not for marketing purposes. INTERNAL USE ONLY



**Welcome to**

**Hazon Way, Epsom**

Offering 1557 sq. ft of accommodation and arranged over three floors, this stunning home offers open spaces that have exquisite touches throughout with well designed accommodation, a southerly facing rear garden, a garage, and a driveway with off street parking.

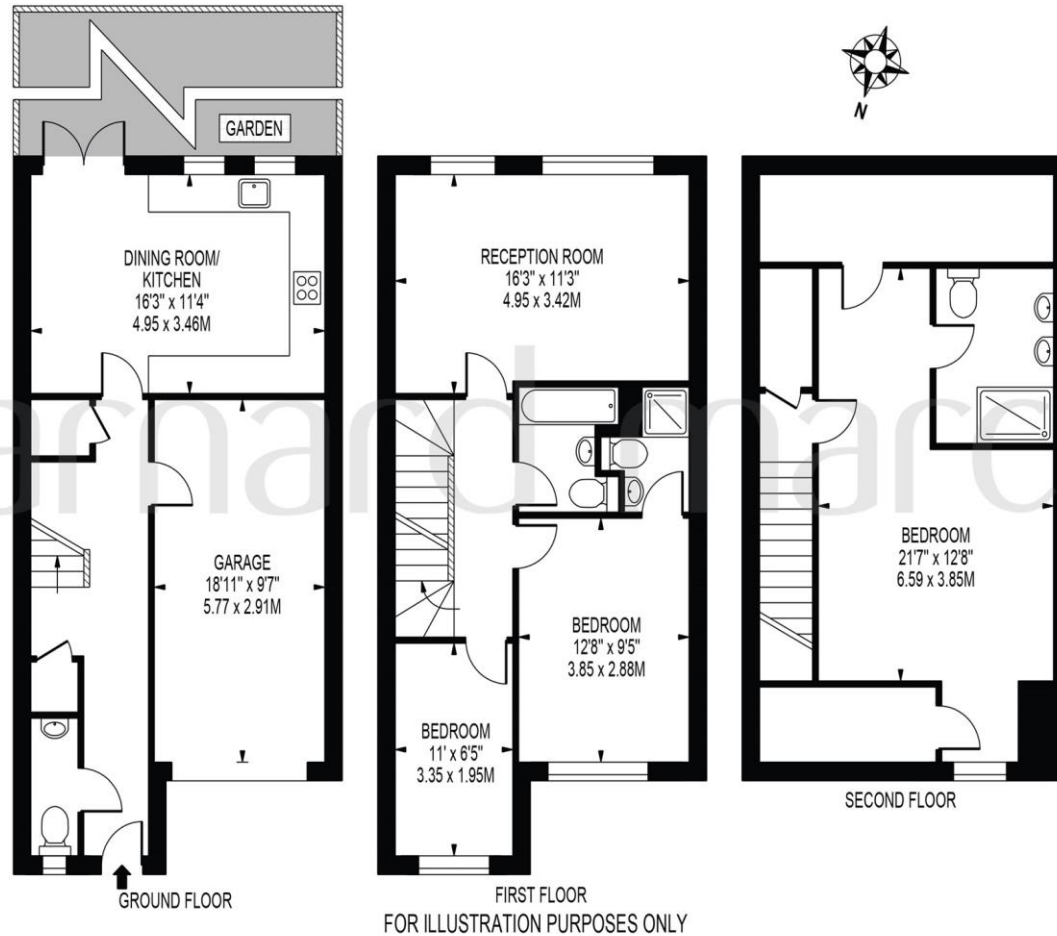


## HAZON WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1383 SQ FT - 128.52 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 181 SQ FT - 16.79 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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.

The position of this home could truly not be more convenient.

Situated just a few minutes walk from the High Street and 0.2 miles from Epsom Train Station with simple links to London Victoria and Waterloo, this spacious townhouse is a must view.

At the ground floor you will find an internal garage, followed by a W.C and modern kitchen breakfast room with direct access to the rear garden. On the first floor there is a well formed lounge with views to the South over Epsom. Leading to two generous sized bedrooms, the largest of which has an en-suite shower room followed by a family bathroom. The top floor of this property is home to the master bedroom which provides a large en-suite shower room with his and hers sinks and a walk in shower along with two large storage areas also on this floor.

To the front of the property you will find a block paved driveway offering off street parking along to the rear there is a private, level garden which provides a southerly aspect and includes a flagstone patio, shed, and decked seating area.

Epsom is a very commonly visited town. The Ashley Centre - an inside shopping centre and Epsom Playhouse which offers a wide range of entertainment, some of which include films and concerts. The Rainbow Leisure Centre & David Lloyd centre feature pool, gym and other sports facilities. There is also a wide range of cafes, restaurants and pubs available locally.

## Welcome to

### Hazon Way, Epsom

- Just 0.2 miles to Epsom Train station and Town Centre
- Two En - Suites
- South facing garden
- Three generous sized bedrooms
- Kitchen breakfast room

Tenure: Freehold EPC Rating: C

# £650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EPS108690 - 0004

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