



Manor Green Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £800,000 Freehold

- Extended detached home in Chase Estate
- Spacious layout ideal for families
- Stunning kitchen/family room with stove
- Double doors to private rear garden
- Decked terrace with charming pond feature
- Principal bedroom with Juliette balcony
- Boutique style roll top bath in bedroom
- Separate home office and utility space
- Detached garden room - gym or office
- Walk to station, schools & Stamford Green

Set in the heart of the ever popular Chase Estate, on one of Epsom's most sought after residential roads, this attractive and thoughtfully extended detached family home offers a rare blend of charm, space, and flexibility. Beautifully presented throughout and benefiting from a well balanced layout, this is a property that truly caters to the needs of a growing family.

The home is enviably positioned within walking distance of Epsom town centre and mainline railway station, offering regular connections to London Victoria, Waterloo, and London Bridge. It also sits within the catchment area for several highly regarded primary and secondary schools, making it an ideal long term choice for families.

The moment you step inside the spacious entrance hall, the quality and warmth of this home becomes immediately apparent. The ground floor flows effortlessly, filled with natural light and thoughtfully zoned for both family life and entertaining. At the heart of the property is a stunning, hand crafted kitchen/dining/family room, a true hub of the home.



With doors opening out onto a beautifully secluded garden and a large decked terrace complete with feature pond, this space is perfect for hosting, relaxing, or simply enjoying day to day living. A cosy wood-burning stove adds to the atmosphere, especially during the winter months.

To the front of the house, a generous 19ft living room with three sash windows offers a formal yet comfortable space to unwind. There is also a versatile study/home office which doubles as a utility area, as well as a downstairs W.C., completing the ground floor.

Upstairs, the sense of space continues with a large landing that leads to three well-proportioned double bedrooms. The principal bedroom is a standout feature, a peaceful retreat with a Juliette balcony overlooking the garden and surrounding greenery. The inclusion of a freestanding roll-top bath gives the room a boutique hotel feel, while a separate cloakroom adds practicality.

A stylish family shower room completes the first floor, and there is also access to a useful loft space for additional storage.

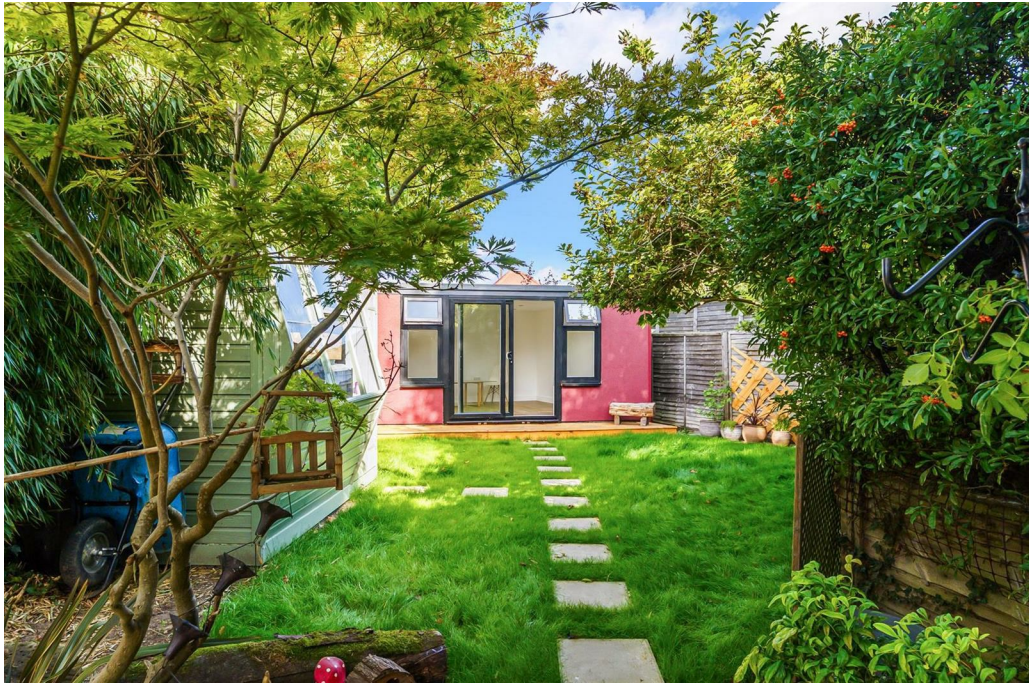
Externally, the property enjoys a well maintained frontage with a driveway providing off street parking. The rear garden is a real highlight, private, characterful, and designed for low maintenance enjoyment. It features a large decked area, lawn, mature planting, and storage sheds.

Adding further flexibility is a detached garden room, offering the perfect space for a home office, creative studio, gym, or guest area, a valuable asset in today's world.

Located just 0.7 miles from Epsom's vibrant town centre and station, and moments from the picturesque Stamford Green conservation area and Epsom Common, this property combines convenience, charm, and comfort in equal measure.

Tenure: Freehold  
Council Tax Band: E





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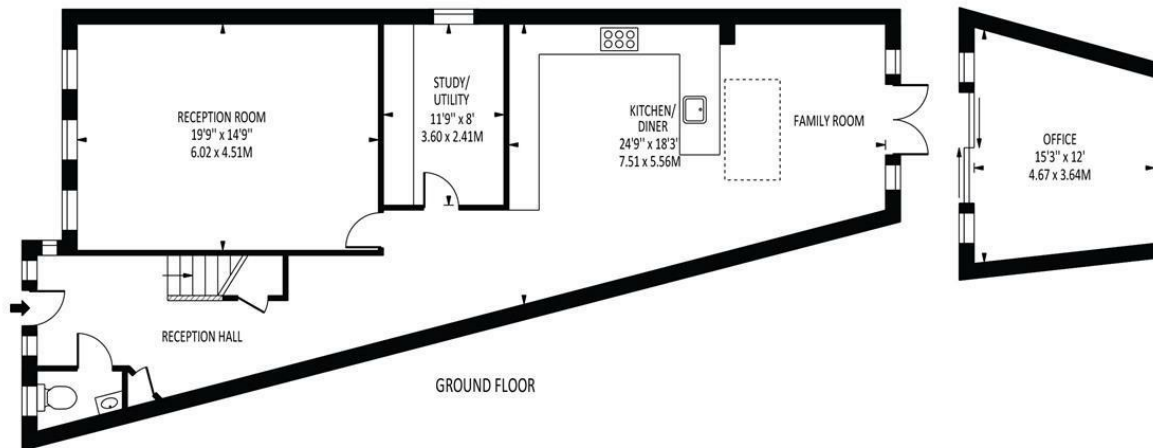


## Manor Green Road

Total Area: 1834 SQ FT • 170.35 SQ M

(Including Office)

Office Area : 155 SQ FT • 14.40 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>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	73	80
England & Wales		
	EU Directive 2002/91/EC	

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