

Mark Anthony
Estate Agents

17, Harvey Court Sandy Mead, Epsom, KT19 7NH

£500,000

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Mark Anthony Estate Agents are proud to bring to the market this exceptional split level apartment situated on the highly regarded and sought after Clarendon Park development. Forming part of the sympathetic conversion of the former Edwardian administration building, originally redeveloped in 2000, this gorgeous property perfectly blends period character with modern living.

The immaculately presented accommodation arranged over two floors impresses with its scale, natural light and excellent flow of accommodation. Accessed via own front door you are greeted by the most welcoming of entrance hallways and are immediately aware of the high ceilings and attractive double glazed sash windows, enhancing the sense of space throughout and the flooding the home with natural light all perfectly complementing the character of the original Edwardian facade

The stylish 20 ft reception / dining room, a superb space that effortlessly combines entertaining with comfortable everyday living. Double doors open directly onto a private patio terrace, creating a seamless connection between inside and out and providing a wonderful setting for relaxing or entertaining guests. The kitchen with full range integrated appliance and ample workspace provides a wonderful space to prepare meals.

Turning staircase leads to an elegant, spacious master bedroom with ensuite shower room, second bedroom is a good double and is served by the family bathroom.

The property further benefits from an abundance of built-in storage and downstairs cloakroom wc.

Externally the property continues to impress with a garage and allocated parking space all with the security and exclusivity afforded by the gated development.

The immaculately maintained grounds are a particular feature of the development, an abundance of wildlife and even regular visits from fawn deer, contribute to the tranquil atmosphere that makes Clarendon Park so special. Viewing is essential to fully appreciate this stunning property.

- NO ONWARD CHAIN for this exceptional split level apartment situated on the highly regarded and sought after Clarendon Park development
- Local bus routes, Horton Country Park, with its golf course, bridle paths and protected green spaces, David Lloyd leisure centre and local shopping parade, are all within walking distance
- The immaculately presented accommodation is arranged over two floors impresses with its scale, natural light and excellent flow of accommodation
- Accessed via own front door, you are greeted by the most welcoming of entrance hallways
- Stylish 20 ft reception / dining room, with double doors open directly onto a private patio terrace
- Kitchen with full range integrated appliance and ample workspace provides a wonderful space to prepare meals
- Elegant, spacious master bedroom with ensuite shower room
- Garage and allocated parking space all with the security and exclusivity afforded by the gated development
- Immaculately maintained grounds are a particular feature of the development, an abundance of wildlife and even regular visits from fawn deer, contribute to the tranquil atmosphere
- Epc Rating: D









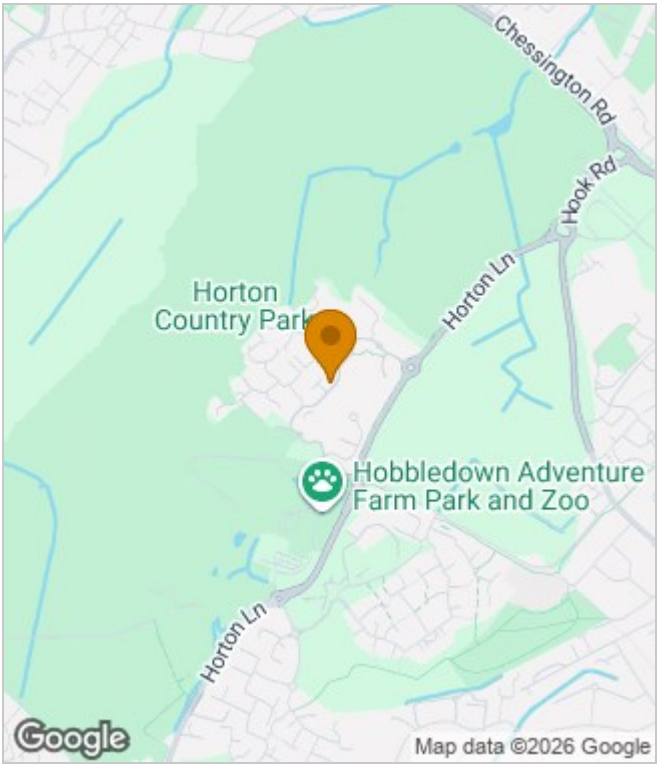
Floor Plans



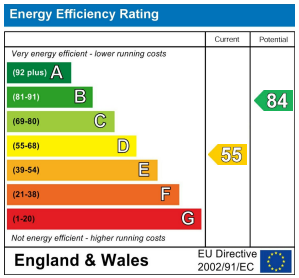
Total floor area 109.7 m² (1,181 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Area Map



Energy Performance Graph



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Mark Anthony Estate Agents 28 High Street, Ewell, Surrey, KT17 1RW
Tel: 02083937275 Email: mark@markanthonyestateagents.co.uk https://www.markanthonyestateagents.co.uk