

The PERSONAL Agent

Manor Crescent, Epsom

Guide Price £500,000

Manor Crescent

Epsom

- Popular Manor Park
- Two double bedrooms
- Living/dining room with doors to garden
- Modern kitchen with space for breakfast table
- Downstairs cloakroom
- Main bathroom
- Secluded rear garden
- Driveway with parking
- Periphery of Country Park
- Walk to Town & Station

Located within a popular road on the highly desirable Manor Park, The Personal Agent are especially proud to offer this deceptively spacious and immaculate end of terrace home.

Benefitting from a modern and stylish feel throughout with true contemporary touches, the property offers extremely well balanced accommodation laid out over two floors, with early inspection being strongly advised to avoid disappointment.

Being located on the periphery of Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre as well as being a short distance from the town centre, railway station and Stamford Green primary school, making this home ideally positioned.











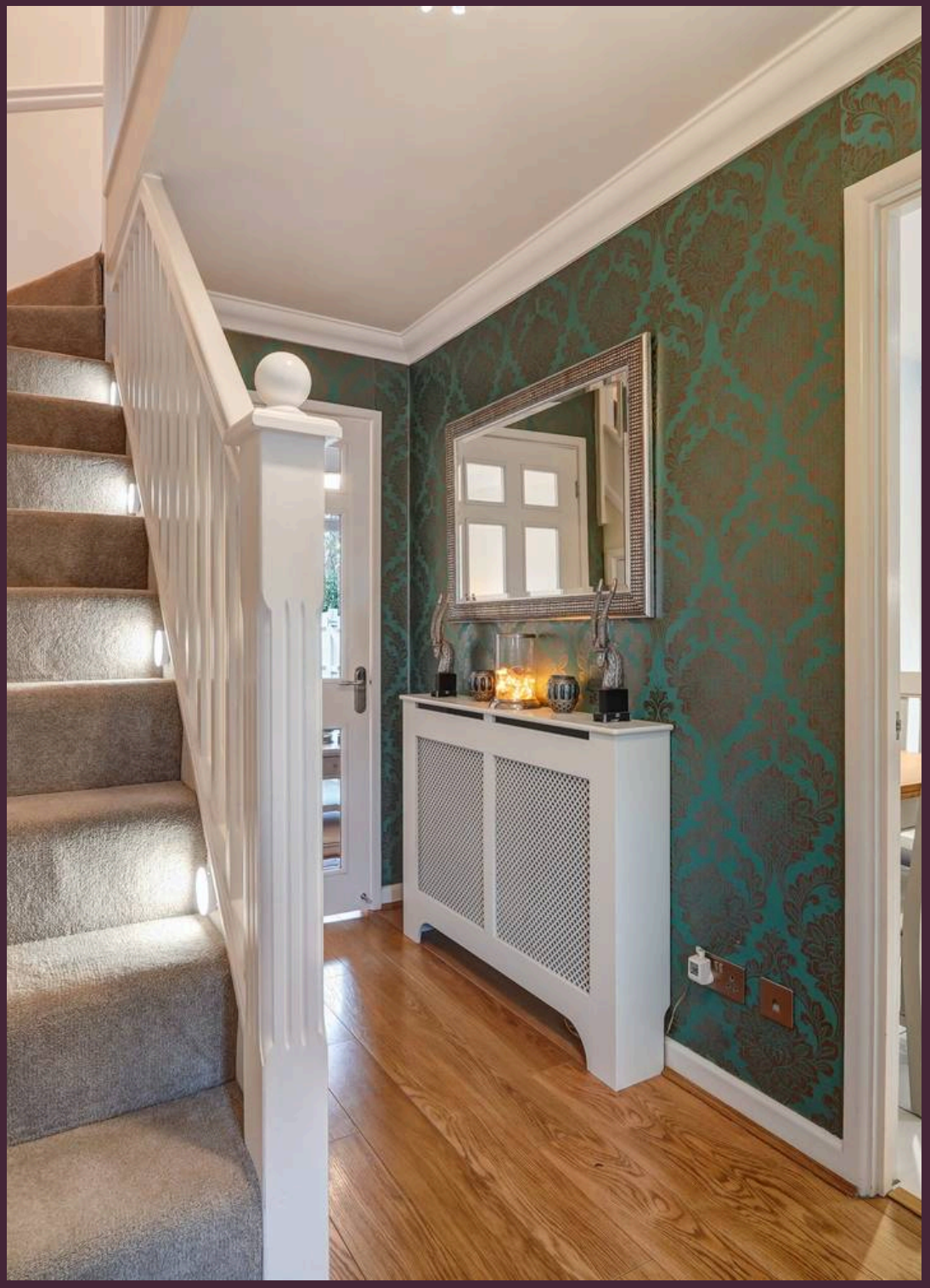
Description

As you step through the front door into the welcoming entrance hallway, the standard of presentation is immediately evident.

The stunning living area is a fantastic size which links seamlessly via French doors to the garden, the modern kitchen is offered in excellent order and has ample space for a breakfast table and chairs, whilst the ground floor accommodation is completed by the downstairs cloakroom.

The first floor comprises a good sized master bedroom with built-in wardrobes, second double bedroom and a modern family bathroom.

A further noteworthy point to mention is the driveway with parking to the front for two cars and further visitor's parking bays located close by to the property.



Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors. On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Council Tax band: D

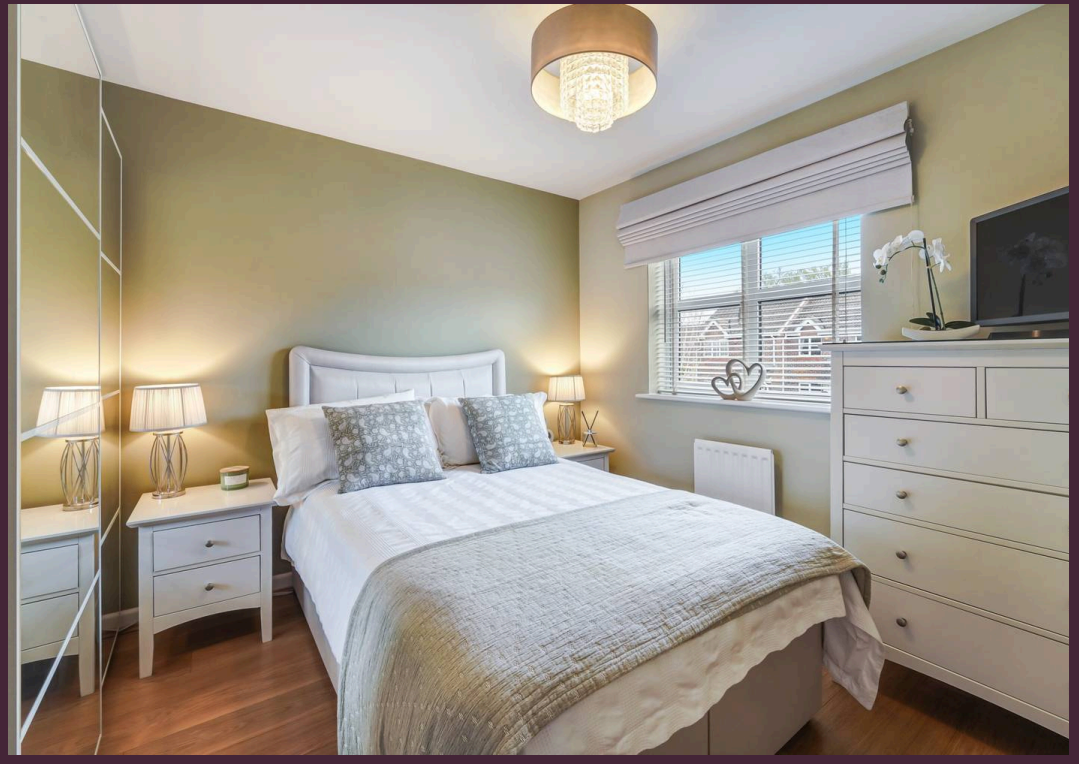
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:




Relax
BATH





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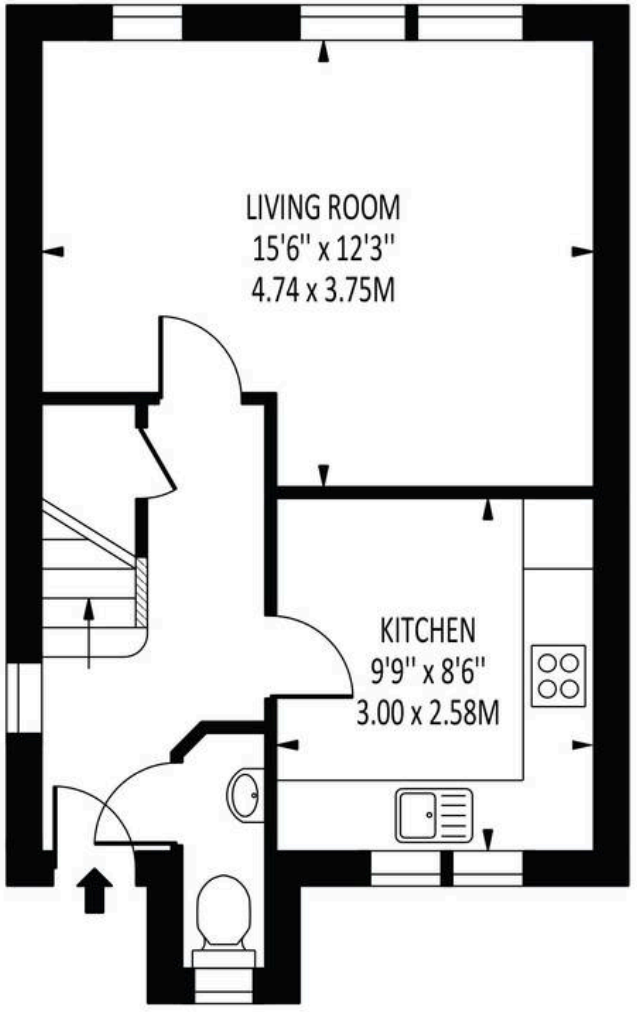
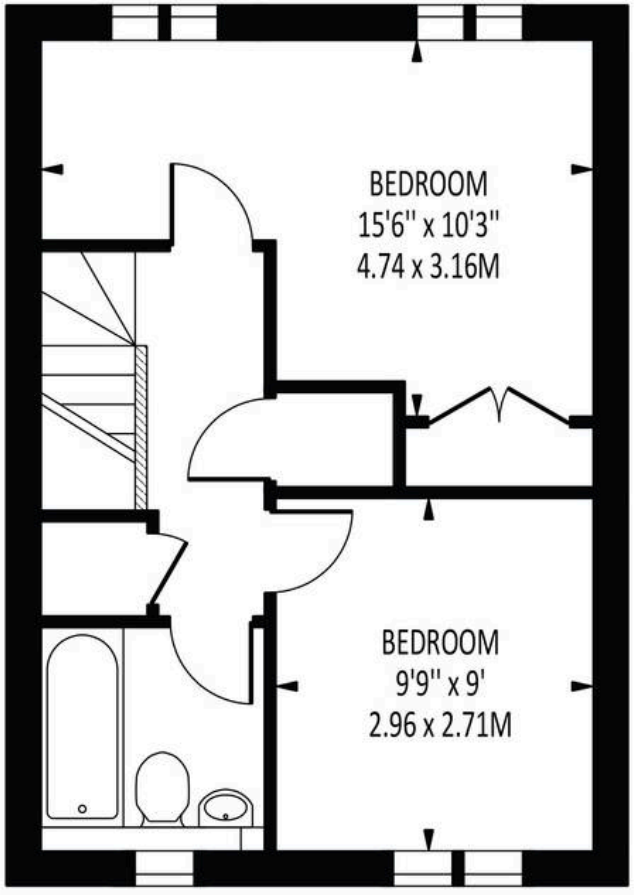
Total Area: 706 SQ FT • 65.56 SQ M



GROUND FLOOR



FIRST FLOOR

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 inpspection, 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.



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The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/