



The **PERSONAL** Agent

Langlands Rise, Epsom
£750,000

4 Langlands Rise

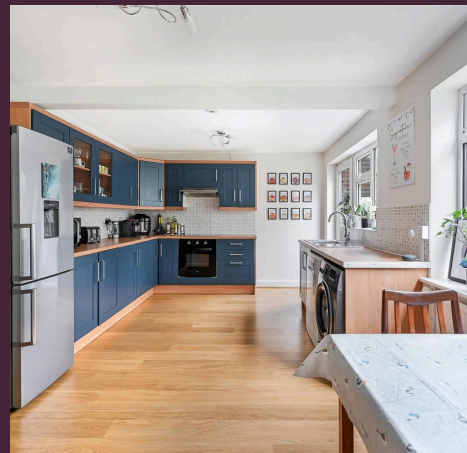
Epsom

- 1338 sq ft of bright, flexible living space
- Secluded. low maintenance easterly garden
- Quiet cul de sac near Epsom town centre
- 17ft kitchen/breakfast room with dining
- Master bedroom with smart ensuite
- Two generous reception rooms
- Only 0.2 miles to Epsom railway station
- Frontage with driveway for three/four cars
- Three further spacious & bright bedrooms
- Excellent schools and local amenities

Tucked away in a peaceful and rarely available cul-de-sac just moments from Epsom town centre, this impressive semi-detached home offers an excellent balance of space, flexibility and convenience.

Located just 0.2 miles from Epsom railway station, the property combines a superb position with bright, well-proportioned accommodation and tasteful décor throughout.

The generous frontage provides a driveway with parking for multiple vehicles, while the fully enclosed easterly facing rear garden offers a secluded, low-maintenance outdoor space. With approximately 1,338 sq ft of accommodation, the home provides excellent versatility and is ideally suited to modern family living.





Description

The ground floor features two generous reception areas, a comfortable family room/TV snug and a main living room measuring an impressive 19ft with French doors opening directly onto the garden. The spacious 17ft kitchen/breakfast room forms the true heart of the home, offering ample room for a dining table and a sociable, open plan feel. Upstairs, the principal bedroom enjoys a triple aspect, flooding the space with natural light, along with fitted wardrobes and a stylish en suite shower room. Three further well proportioned bedrooms and a modern family bathroom complete the accommodation.



The property occupies an exceptional position, just a short walk from the Stamford Green Conservation Area, with its picturesque green, duck pond and woodland trails, as well as Court Recreation Ground. Families are particularly well served, with the property within catchment for several highly regarded schools, including Stamford Green Primary School, Rosebery School and Glyn. Shapes Nursery is also just a very short walk away. Epsom High Street, The Ashley Centre, Epsom Playhouse and an excellent selection of restaurants, cafés and leisure facilities, including Rainbow Leisure Centre and David Lloyd Club, are all within easy reach. For commuters, Epsom station provides direct services to London Waterloo, Victoria and London Bridge. The M25 at Junction 9 is also readily accessible, providing convenient links to Heathrow and Gatwick airports. Nearby Epsom Downs, home of The Derby, offers extensive open countryside and recreational space. Combining a peaceful setting, spacious accommodation and excellent access to amenities, this is a rare opportunity to secure a beautifully maintained family home in one of Epsom's most convenient locations.

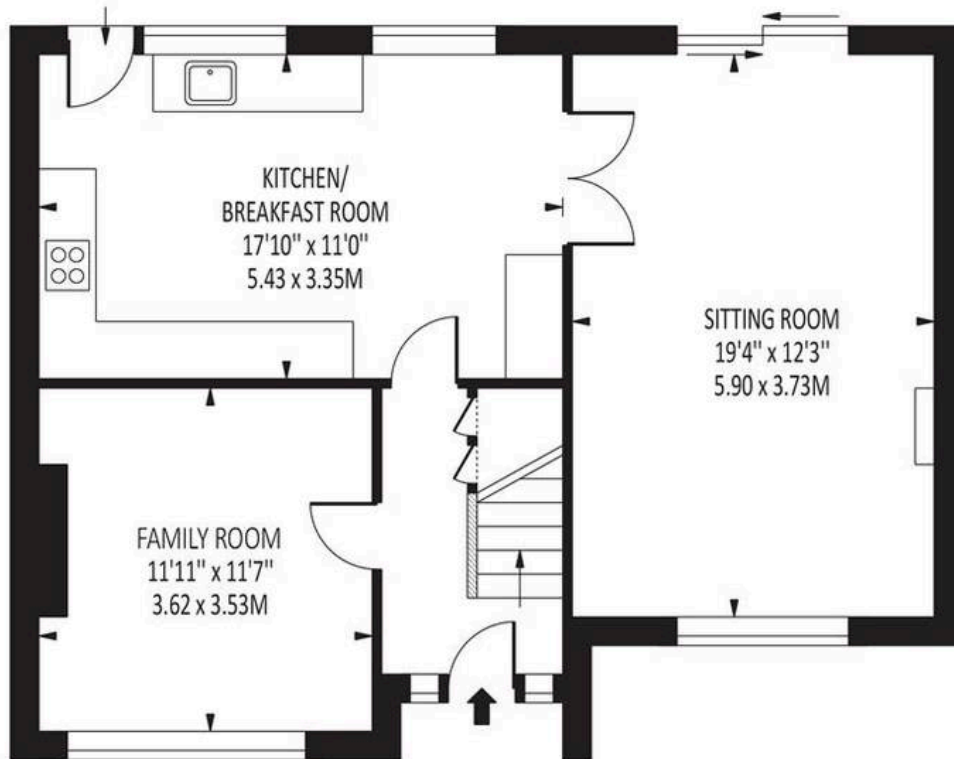
Council Tax band: F

Tenure: Freehold

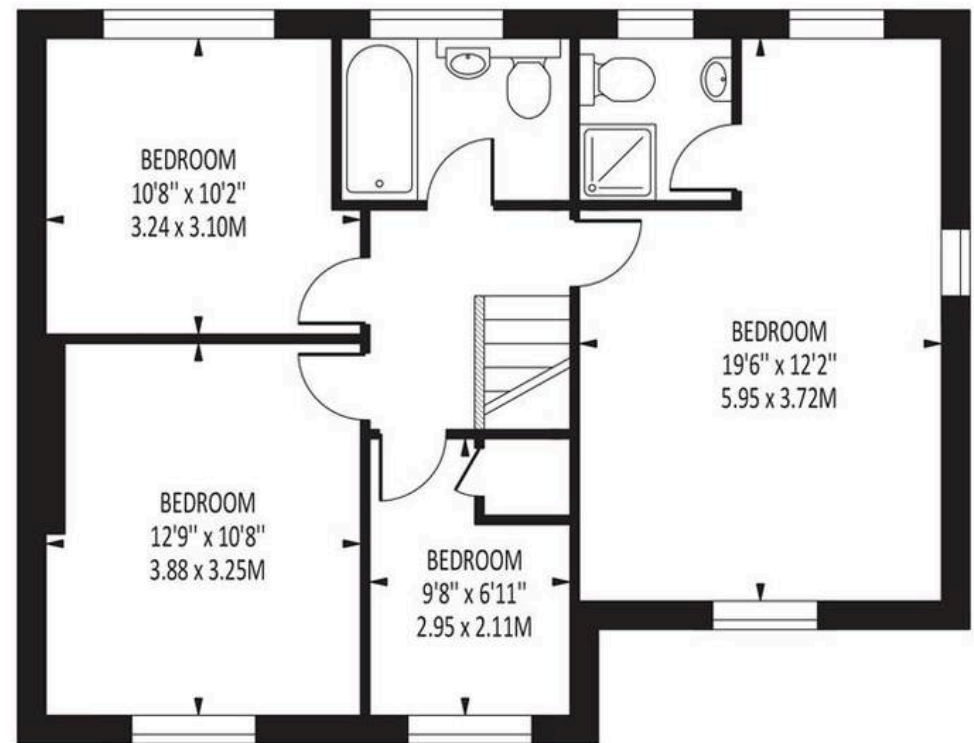
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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 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 Personal Agent Epsom

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