



Manor Green Road, Epsom

The **PERSONAL** Agent

# Guide Price £750,000

## Freehold

- Vendor suited
- Detached bungalow
- Three well proportioned bedrooms
- En suite to principal
- Family bathroom
- Kitchen with integrated appliances
- 27ft x 21ft lounge with bi folds
- 85ft South Easterly garden
- Off street parking and garage
- Catchment of Ofsted Outstanding Schools

Set within the heart of the Chase Estate in a highly desirable and much requested residential road, this attractive and cleverly extended detached bungalow benefits from flexible and spacious accommodation totalling 1456 sq ft and is presented in good order throughout.

The property itself enjoys an incredibly well balanced layout that is perfect for any growing family or downsizer alike. When you couple the generous space it provides with the numerous stand out features, finding a more spacious home within this pricing band will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and is located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

Step inside and you're immediately welcomed by a sense of space and effortless flow, perfectly suited to modern living. To the right, the principal bedroom offers a tranquil and private retreat, complete with its own ensuite shower room, ideal for unwinding at the end of the day. Two further well proportioned bedrooms provide flexible accommodation, whether for family, guests, or a dedicated home office, all conveniently served by a stylish family bathroom.



Moving through to the rear of the home, the heart of the property truly comes to life. The contemporary kitchen, fitted with integrated appliances, is thoughtfully designed for both practicality and sociability. A larger than average viewing space creates a seamless connection to the impressive 27ft lounge, allowing light and conversation to flow freely, perfect for entertaining or keeping an eye on family life while cooking.

The lounge itself offers generous space for both relaxing and dining, with an inviting atmosphere that adapts beautifully to everyday living or special occasions. Bifold doors open out onto the patio, effortlessly extending your living space outdoors, ideal for summer gatherings, alfresco dining, or simply enjoying a quiet morning coffee in the fresh air.

Externally the 85ft garden is South Easterly facing, mostly laid to lawn with a hedge border making it incredibly secluded. To the front there is off street parking that leads to double gates with further private parking and an integrated garage.

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. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

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.

Tenure- Freehold  
Council Tax Band- F

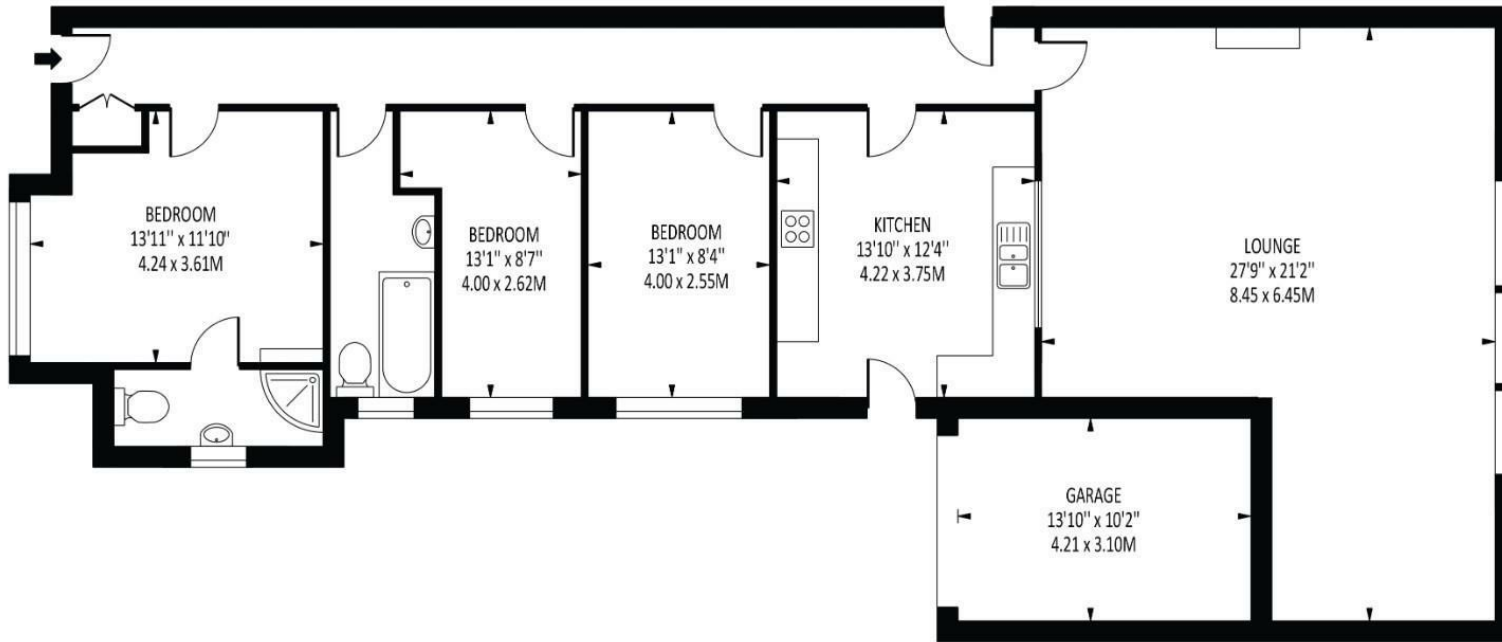






### Manor Green Road

Total Area: 1456 SQ FT • 135.29 SQ M  
 (Including Garage)  
 Garage Area : 140 SQ FT • 13.05 SQ M



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 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.

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