

The PERSONAL Agent

The Greenway, Epsom

In Excess of £585,000

The Greenway

Epsom

- Generous rear garden approx 86ft in length
- Generous kitchen/breakfast room
- Further modern family bathroom
- Living room & conservatory/dining room
- Surrounded by woodland & Epsom Common
- Detached garden office ideal for working
- Driveway with off street parking
- Principal bedroom with adjoining shower room
- Practical downstairs W.C
- Three generous double bedrooms throughout

Having been thoughtfully improved and extended by the current owners, this beautifully presented family home offers flexible and well balanced accommodation arranged over three floors, with a number of stylish touches throughout.

Located within a popular and well established residential road, the property benefits from a generous rear garden measuring approximately 86ft, alongside a detached garden office/summer house, creating an ideal space for those working from home or seeking additional versatility.

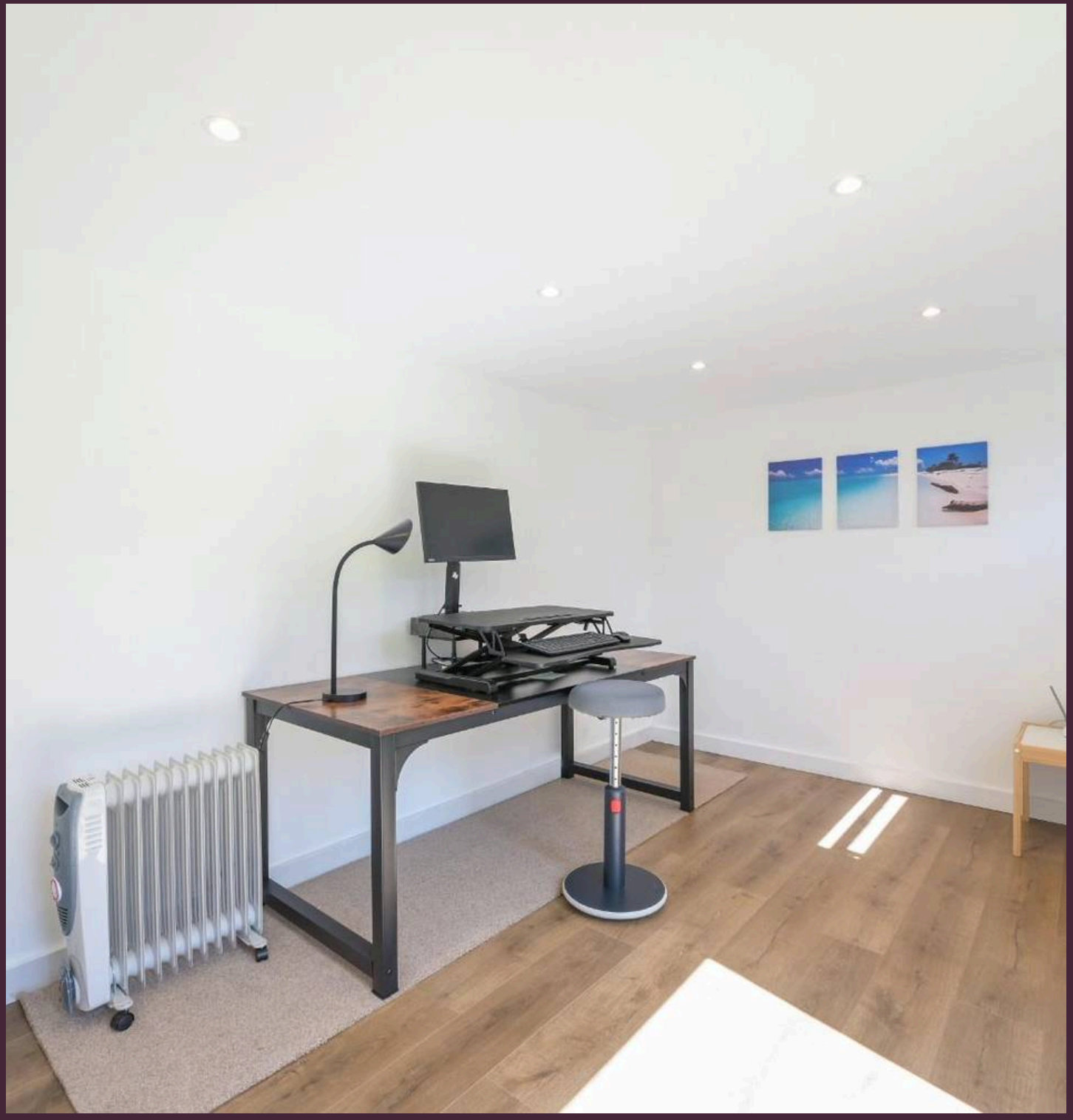
The accommodation is particularly well suited to modern family living, with a welcoming entrance hall leading through to a bright and comfortable living room at the front of the property. To the rear, the spacious kitchen/breakfast room provides the real heart of the home, offering ample space for dining and everyday living, and flows seamlessly into a conservatory which overlooks and opens onto the garden, perfect for entertaining.





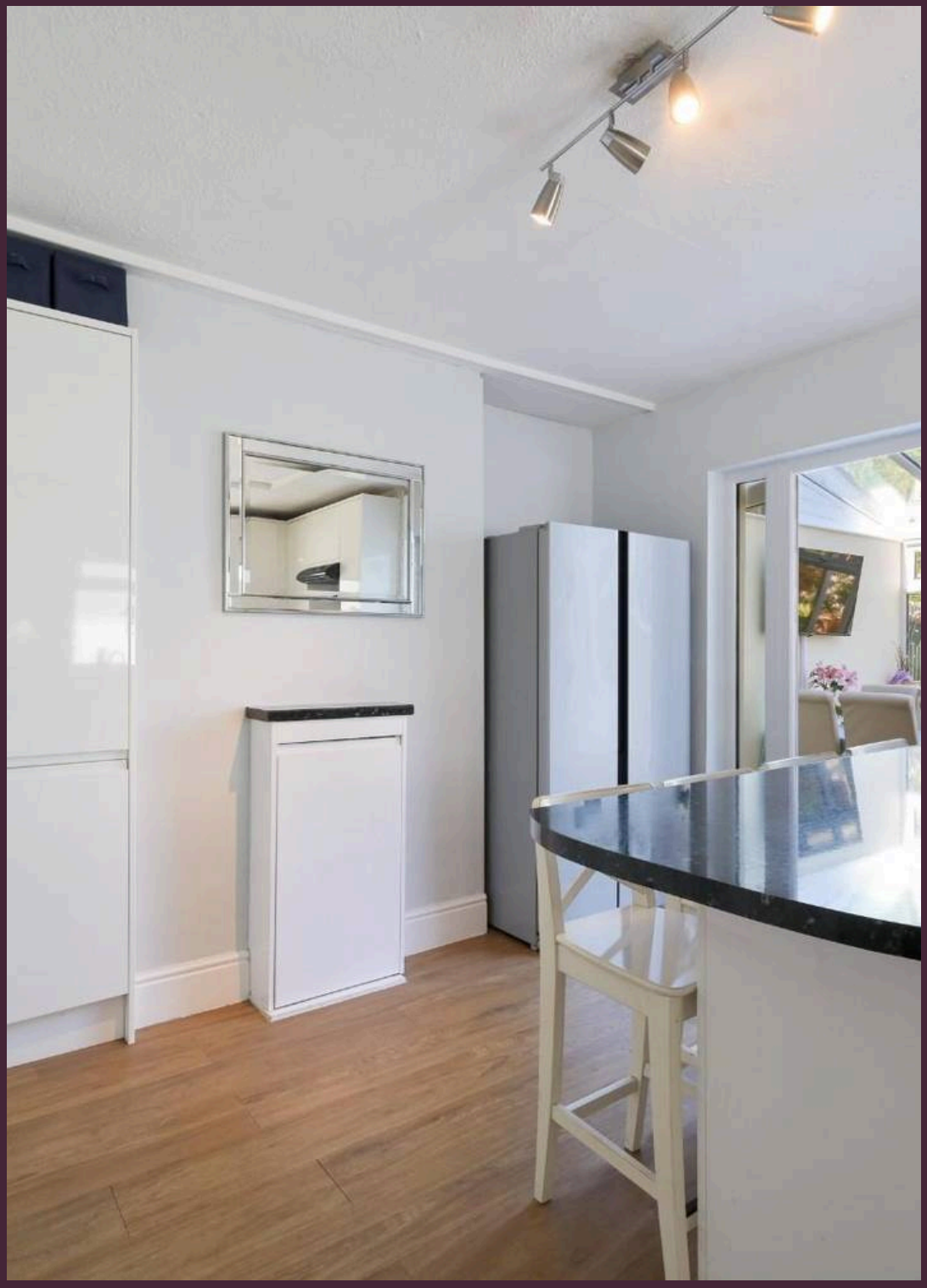






Description

The first floor provides two well proportioned double bedrooms alongside a family bathroom, while the property has been extended into the loft to create an impressive principal bedroom suite, offering a private top floor retreat with adjoining shower room, excellent proportions and useful eaves storage. In total, the home offers three genuine double bedrooms, a rare feature for properties of this type. Externally, the rear garden is a standout feature, combining patio and lawn areas with a high degree of privacy, making it ideal for both families and social occasions. The detached garden office further enhances the lifestyle offering, providing a quiet and adaptable space separate from the main house. The overall accommodation extends to approximately 1331 sq ft including the garden office , offering generous and versatile living space throughout.



The location is a key strength, appealing to families and commuters alike. A number of well regarded local schools are within easy reach, while nearby transport links provide convenient access into London, making it ideal for those needing to balance work and home life. The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses. This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station via a footpath that links the common to the high street at a distance of 1.1 miles which is typically a 22 minute walk. This is a well-presented and thoughtfully extended home that strikes an excellent balance between practicality and lifestyle, and early viewing is highly recommended to fully appreciate everything it has to offer.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









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Total Area: 1331 SQ FT • 123.62 SQ M
(Including Summer House/ Office)
Summer House/ Office Area : 124 SQ FT • 11.55 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 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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