



34 Hazon Way, Epsom, Surrey, KT19 8HN

Price Guide £895,000



- EXTENDED, SPACIOUS HOME
- FLEXIBLE ACCOMMODATION
- 4/5 BEDROOMS
- IMPRESSIVE PRINCIPAL SUITE
- GARAGE & CAR PORT PARKING

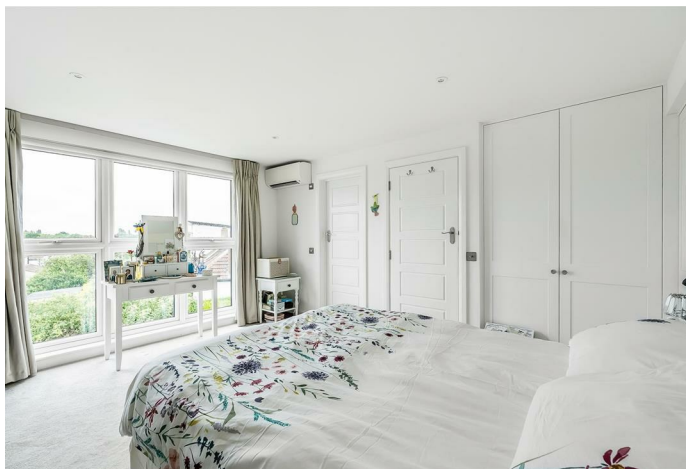
- DESIRABLE RESIDENTIAL ROAD
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- LANDSCAPED GARDEN
- 0.3 MILES TO EPSOM MAINLINE STATION

Description

A sheltered front door opens to a reception hall with an under-stair cupboard and downstairs shower room with w.c. The living room overlooks the front aspect and features a striking central fireplace and bay window. The second reception room, currently used as a bedroom/study, enjoys French doors opening to the garden. The third reception room is used as a dining/family room. This bright space enjoys a triple aspect and is open plan to the extended kitchen with a central island, a range of stylish wall and base units housing a variety of built-in appliances and finished with granite worktops. Space remains for a freestanding range cooker. An adjacent utility room benefits from doors to both the front and rear gardens.

Off the first-floor landing are two double bedrooms, one with fitted storage and one single, in addition to an airing cupboard and the family bathroom. On the second floor is the impressive principal suite with air conditioning, large picture windows overlooking the garden, a walk-in wardrobe, a dressing room and an en-suite shower room.

Outside the landscaped family garden offers a choice of two patio areas, and a further rear pathway leads to side garage access. A neat lawn and select planting create attractive and a relaxing setting, whilst mature hedging provides an impressive degree of privacy. To the rear the single garage and adjoining carport offer convenient family parking.



Situation

Epsom town centre and mainline station are only a short walk away (approx. 0.29 miles) and offer a wide range of facilities including shopping, theatre and cinema. Leisure pursuits are well catered for with a choice of well-known Health Clubs on offer locally.

The famous Epsom Downs Racecourse and the surrounding Green Belt, offer walks and bridleways ideal for the riding and walking enthusiast. The RAC Golf & Country Club, Epsom Golf Club and the championship course at Walton Heath are available for the keen golfer.

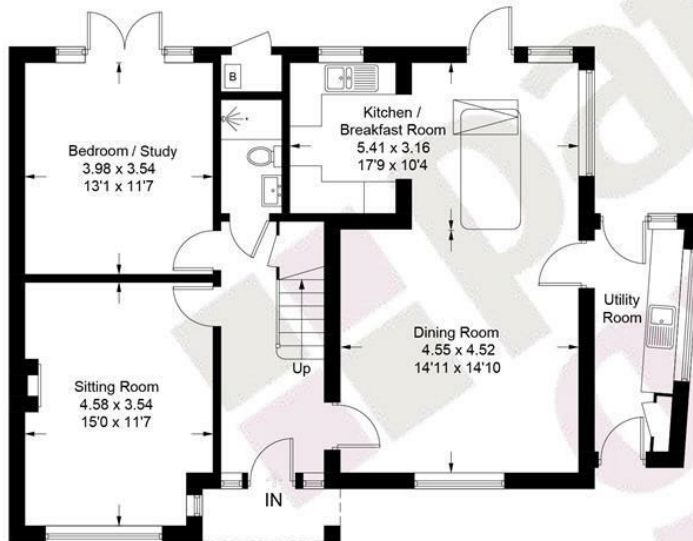
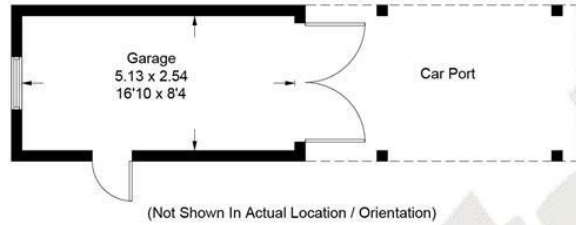
Locally there is a good choice of schooling including Stamford Green, Rosebery for Girls, Glyn for Boys and Blenheim, to name but a few. Epsom College and the City of London Freeman's in nearby Ashted are also sought after in the local area.

The M25 at Junction 9 gives access to both Heathrow and Gatwick airports.

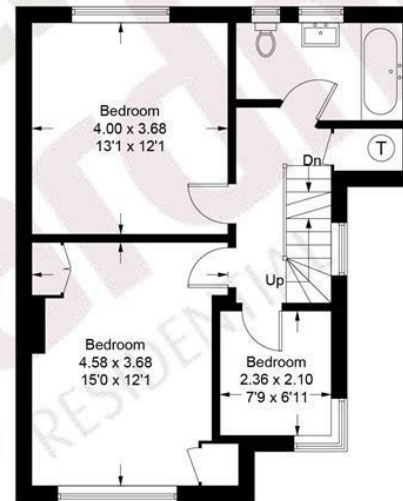
Tenure	Freehold
EPC	D
Council Tax Band	E

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 175.6 sq m / 1890 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 188.7 sq m / 2031 sq ft
 (Excluding Car Port / External Cupboard)



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1312632)

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