



Harvester Road, Epsom

The **PERSONAL** Agent

Offers Over £525,000

Freehold

- Three generous bedrooms
- Two spacious reception rooms
- Conservatory/dining room
- Refitted kitchen with stone worktops
- Updated modern shower room
- Air conditioning to the main bedroom
- Replaced driveway with EV charging point
- Detached brick built stores with electrics
- Short distance to Epsom town centre
- 0.6 mile to Ewell West station (zone 6)

Set within a popular and convenient residential area on the fringes of Epsom and West Ewell, this deceptively spacious three bedroom family home offers 1,062 sq ft of bright, well-balanced accommodation.

Sold to the current owners by The Personal Agent four years ago, the property has since been thoughtfully improved with an updated kitchen, upgraded driveway, landscaped rear garden, tasteful decorative enhancements throughout, an electric vehicle charging point and air conditioning to the principal bedroom.

The property is nicely set back from the road, with the improved frontage and driveway creating an attractive first impression. Inside, a generous entrance hall leads to a spacious living room, separate dining room and conservatory, which provides an additional family or play space overlooking the garden.

The updated kitchen is both stylish and practical, with direct access to the garden. Alongside the living room, dining room



and conservatory, the ground floor provides a versatile combination of defined yet connected spaces, ideal for family life and entertaining.

Upstairs are three well-sized bedrooms, all featuring fitted wardrobes. The principal bedroom benefits from full air conditioning, while a modern family shower room and generous loft space complete the accommodation.

The improved rear garden offers a private and attractive setting for relaxing and entertaining. Two detached brick-built outbuildings, both with power and lighting, provide excellent storage and potential for hobbies, workshops or home working.

There is also potential to extend to the rear and side, subject to planning consent, offering further scope to adapt the home in the future.

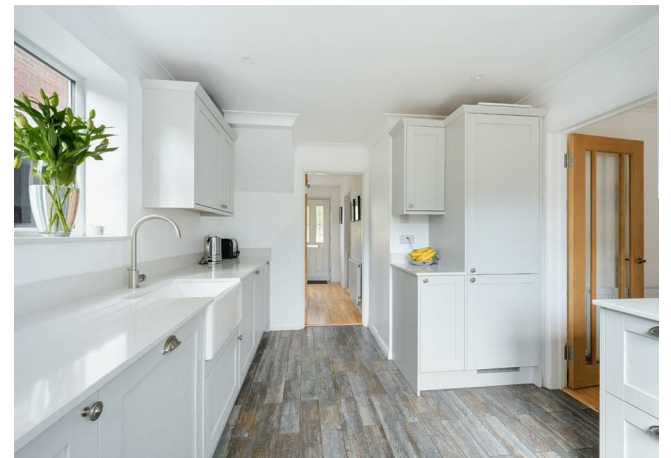
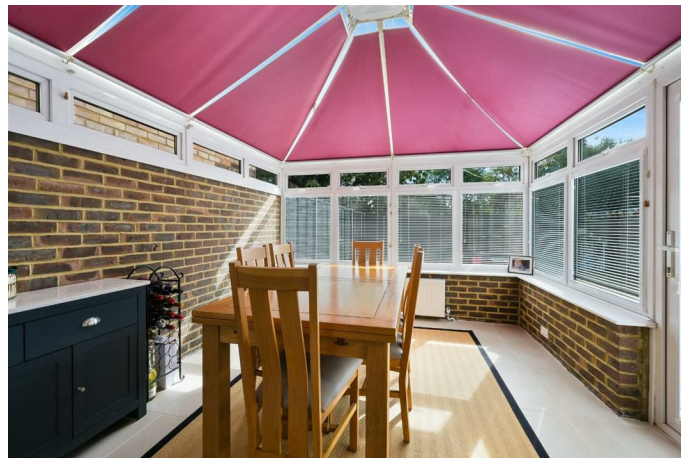
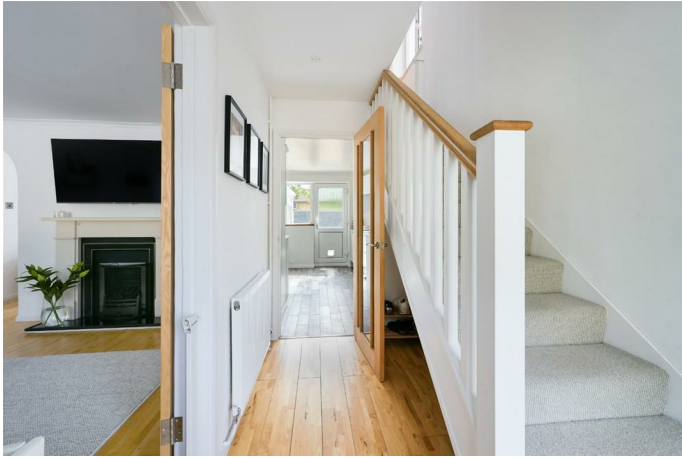
The location is equally convenient, with Epsom town centre and its shops, restaurants and leisure facilities within easy reach.

Ewell West railway station, in Zone 6, is approximately 0.6 miles away and provides direct services towards London, while the area is also well served by highly regarded local schools.

Nearby footpaths and bridleways connect to the Hogsmill Nature Reserve and onward towards Ewell Village, while Epsom Downs and its extensive open spaces are also within easy reach.

In our view, this home offers considerably more than first meets the eye. The combination of over 1,000 sq ft of flexible accommodation, three generous bedrooms, multiple reception spaces, an improved kitchen and garden, air conditioned principal bedroom, EV charging and powered outbuildings creates a particularly practical and well-equipped family home. An internal viewing is highly recommended.

Tenure – Freehold
Council Tax Band – D





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Harvester Road

Total Area: 1062 SQ FT • 98.66 SQ M
(Excluding Stores)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
England & Wales		
EU Directive 2002/91/EC		

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