



The **PERSONAL** Agent

Manor Green Road, Epsom

Guide Price £1,000,000

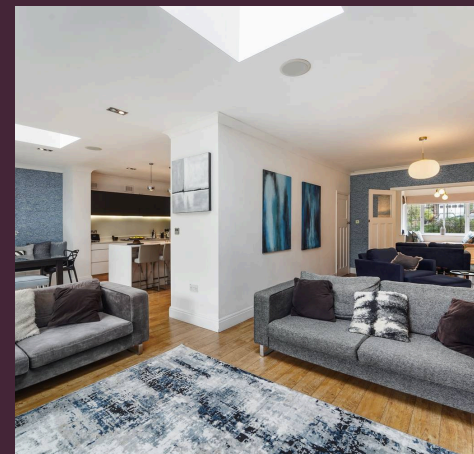
Manor Green Road

Epsom

- Highly sought after Chase Estate location
- Beautifully extended family home
- Impressive 27ft open plan kitchen/living
- High specification finishes throughout
- Charming bay fronted lounge with window seat
- Four bedrooms and two bath/shower rooms
- Approx. 1,878 sq ft including garage
- Westerly facing 135ft rear garden
- Decked terrace and dedicated fire pit area
- No ongoing chain and 23 years of ownership

Offered with no ongoing chain and set within the heart of Epsom's highly sought after Chase Estate, this beautifully extended family home offers an exceptional balance of space, style and everyday practicality.

Lovingly enjoyed by our clients for the past 23 years, it is easy to see why this has been such a happy and cherished home.





Description

At the heart of the property is an impressive kitchen/family room, measuring over 27ft in both directions. Beautifully appointed with quartz worktops, a central island and underfloor heating, this exceptional space combines contemporary style with everyday practicality.

Ceiling-mounted speakers and thoughtfully considered lighting add to the high specification, whilst full-width sliding doors create a seamless connection with the garden.

A charming bay-fronted reception room features a delightful window seat, providing a cosy retreat from the main family hub. A utility room, downstairs cloakroom and integral garage complete the ground floor. Upstairs, four bedrooms offer excellent flexibility for family living, guests or home working.

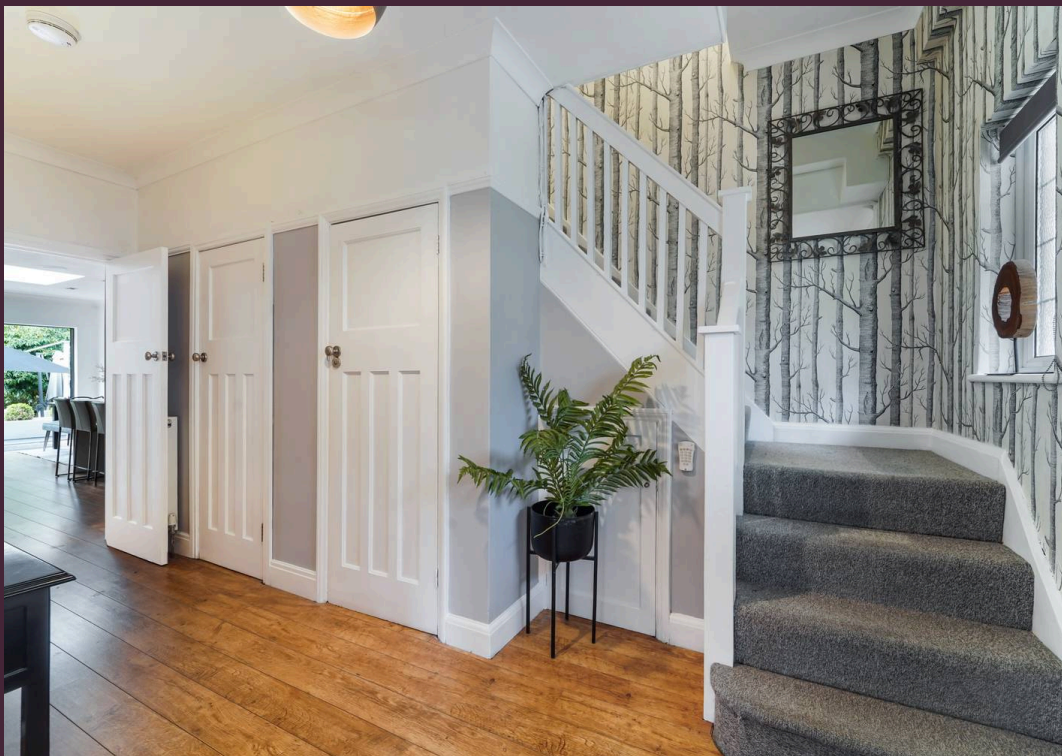
The beautifully appointed bathrooms feature premium fixtures and fittings, with the principal bathroom further benefiting from underfloor heating, reflecting the attention to detail evident throughout this exceptional home.

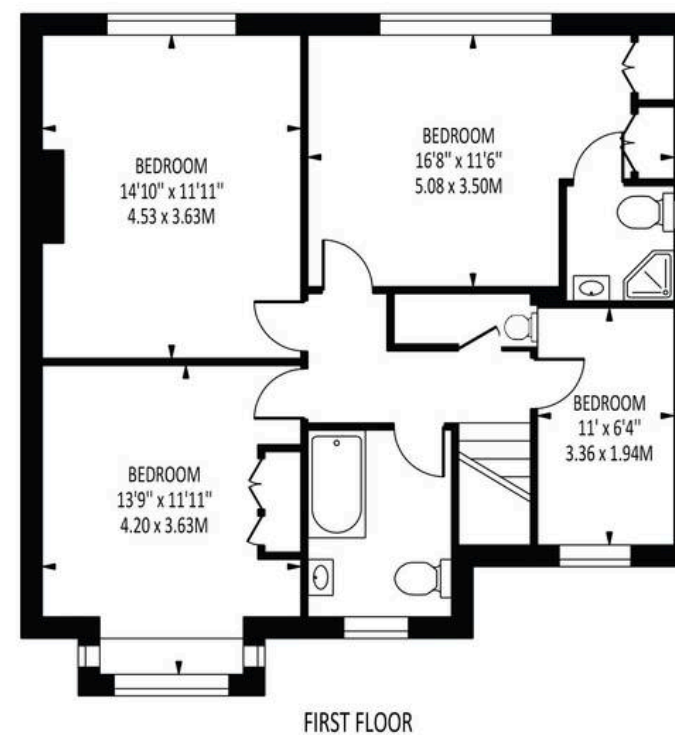
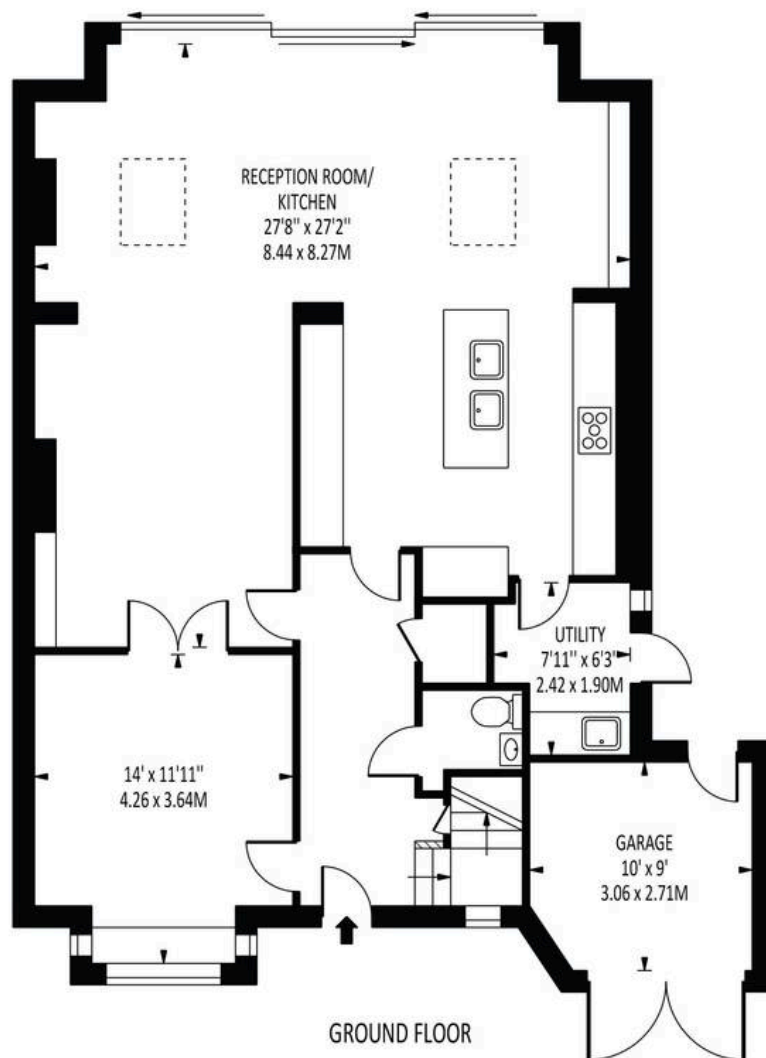


The Westerly facing rear garden is another outstanding feature, extending to approximately 135ft by 33ft and enjoying the afternoon and evening sunshine. Thoughtfully arranged with distinct spaces for relaxing and entertaining, it includes a decked terrace and a dedicated fire pit area, creating an inviting setting for summer gatherings and evenings outdoors. The generous lawn provides ample room for children to play, while the full-width sliding doors ensure the garden feels like a natural extension of the home.

Manor Green Road is situated within the much-loved Chase Estate, convenient for Epsom town centre and its mainline station, with connections towards London. The nearby Stamford Green conservation area offers delightful walks and open spaces, while a choice of well-regarded local schools adds to the location's family appeal.

Combining generous accommodation, a striking extension and an exceptional garden, this is a home designed to be enjoyed throughout every season. After 23 happy years of ownership, an exciting new chapter awaits, with the added convenience of no ongoing chain. Early viewing is strongly recommended by the vendors' sole agent.





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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