



Spa Drive, Epsom

The **PERSONAL** Agent

Guide Price £745,000

Freehold

- Periphery of Epsom Common
- Three bedroom detached home
- 110ft rear garden
- Almost 1500 sq ft of space
- Impressive 27ft x 19ft lounge/diner
- Family bathroom and ensuite
- Downstairs utility/shower room/cloakroom
- Front reception
- Garden cabin
- Off street parking

Located on the periphery of Epsom Common within the popular Wells Estate, this is a deceptively spacious and very well presented detached house. The property has been the subject of many quality upgrades and an extension which has created almost 1500 square foot of fantastic space.

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.

From the moment you arrive, this home sets the tone for modern, effortless living. Step inside and you're greeted by a sense of space and style, where clean lines and contemporary finishes create an inviting, on trend atmosphere. At the heart of the home is the impressive 27ft x 19ft lounge/diner, a beautifully open, sociable space designed for everything from relaxed Sunday mornings to lively dinner parties with friends. It's a room that naturally brings people together.

The adjoining integrated kitchen strikes the perfect balance between practicality and connection. With sliding doors, you can choose to create an intimate cooking space or open it up to flow seamlessly into the dining area, ideal for entertaining while staying part of the conversation.

To the front of the property, a cosy living room with a bay window and feature fireplace offers a more intimate retreat, perfect for quiet evenings, reading by the fire, or movie nights with the family. A thoughtfully designed ground floor also includes a cloakroom/utility/shower room and a generous porch that keeps everyday life organised, with plenty of space for coats, boots and bags.



Upstairs, three beautifully proportioned bedrooms provide comfort and flexibility, whether you need space for a growing family, guests, or a dedicated dressing room. The principal bedroom enjoys the luxury of a larger than average shower room, while the remaining bedrooms are served by a sleek, contemporary family bathroom designed for both style and ease.

The lifestyle continues outdoors. French doors from the dining room open onto a stunning 110ft rear garden, a private haven designed for both relaxation and celebration. A generous lawn offers space for children to play or for peaceful afternoons in the sun, while the patio creates the perfect backdrop for summer barbecues and long evenings entertaining under the stars. At the far end of the garden, a versatile cabin provides endless possibilities from a home office retreat to a creative studio or gym space.

Completing the picture is off-street parking for several cars, ensuring convenience for busy households and visiting guests alike. This is more than just a house, it's a home designed to adapt to the way you live, entertain and unwind.

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

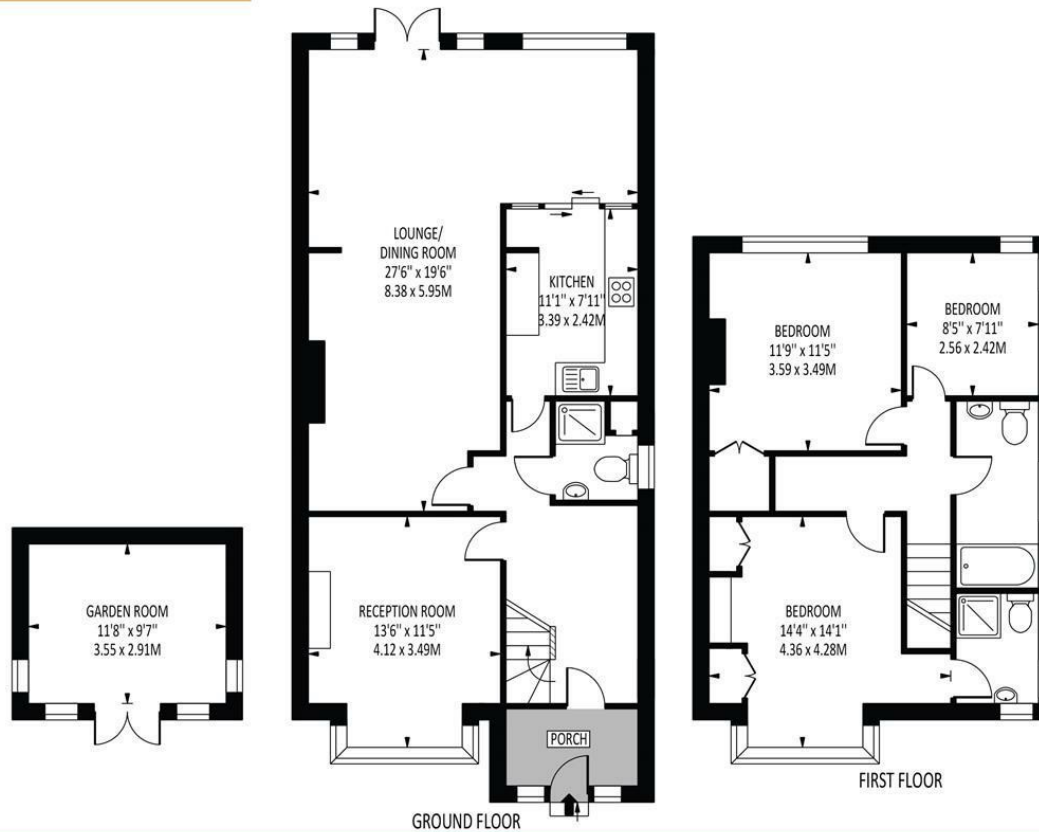






Spa Drive

Total Area: 1484 SQ FT • 137.89 SQ M
(Including Garden Room)
Garden Room Area : 111 SQ FT • 10.33 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 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

