



Woodlands Road, Epsom

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- Periphery of Epsom Common
- Two generous bedrooms
- En suite and family bathroom
- Stunning kitchen/dining room
- Lounge with wood burning stove
- Practical utility room
- Downstairs cloakroom
- Westerly facing garden
- Block paved driveway
- Walk to Town & station

Located on the periphery of Epsom Common is this attractive semi detached character home, benefitting from a truly wonderful position that fronts directly onto Epsom and Ashted Common.

The property was the subject of a back to brickwork refurbishment program that was carried out by a locally renowned developer in 2017 and our clients have loved every moment here, noting the seamless blend of practicality with stylish modern design touches that the property enjoys along with the particularly well balanced accommodation. Step out your front door and you are surrounded by hundreds of acres of woodland and the picturesque Stamford Green nature reserve with its popular green, public house and duck pond.

This property balances a semi rural feel with the convenience of being walking distance of the town centre and mainline railway station. The well designed accommodation provides the perfect layout for modern family living with a spacious reception area that links to the kitchen/dining room and makes an ideal layout that is perfect for entertaining, social occasions and most importantly, day to day life.



As soon as you step through the front door the amazing feel of the property is immediately evident. The wonderful living area is a welcoming space which enjoys a wood burning stove. The modern fitted kitchen/dining room is a great size and has French doors with direct access to the garden and to complete the ground floor is a highly practical utility room and a downstairs cloakroom.

On the first floor the impressive accommodation continues with the master bedroom that enjoys a Juliet balcony with an elevated outlook over Ashted Common and a superb en-suite bathroom. The second double bedroom is also very generous and benefits from its own en-suite shower room.

Further noteworthy points to mention include underfloor heating within some rooms, a block paved private driveway, Westerly facing rear garden, detached garden shed and access to hundreds of acres of ancient woodland and bridle paths at the end of the road.

Nearby Epsom High Street has a variety of shops, the Ashley

Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Immediate viewing is strongly advised. Sole agent.

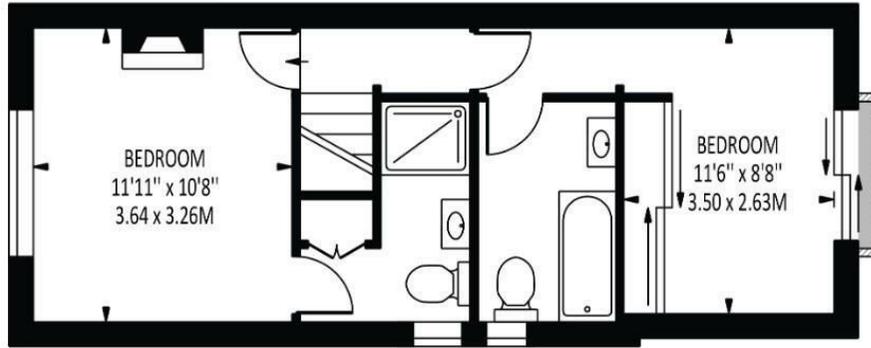
Tenure: Freehold
Council Tax Band: D



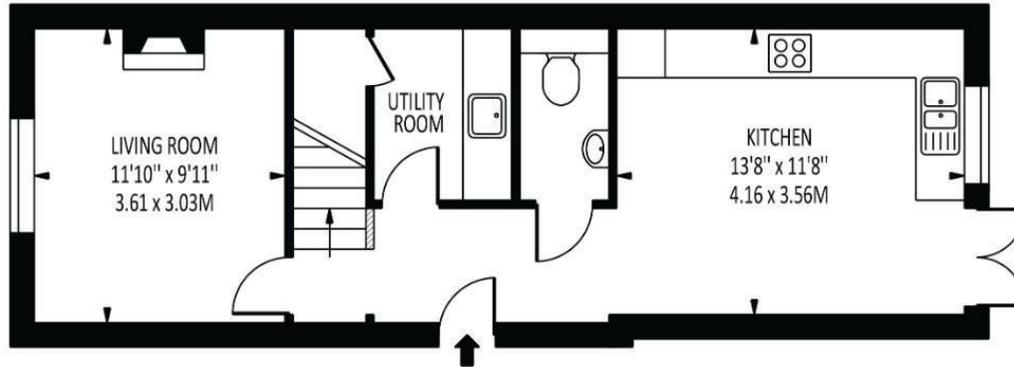


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Woodlands Road
Total Area: 822 SQ FT • 76.33 SQ M



FIRST FLOOR



GROUND FLOOR

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			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

