

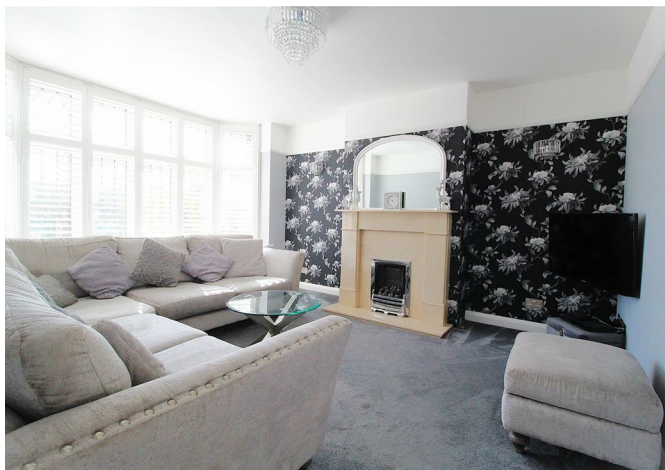
Mark Anthony

Estate Agents



45 Waverley Road, Epsom, KT17 2LJ
Offers in excess of £800,000

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Mark Anthony Estate Agents are proud to bring to the market this extended and immaculately presented three double bedroom family home. Situated on highly sought after quiet, tree lined residential road within walking distance of outstanding schools, Stoneleigh Broadway shopping parade, mainline station and the historic Nonsuch Park.

The property itself boasts a superb finish throughout having been carefully and thoughtfully modernised and extended by the current owners. The property further benefits from a complete onward chain.

Upon entering the property, you are immediately aware of the quality and are greeted by a spacious light and airy welcoming hallway that leads directly into the heart of the home a fabulously extended kitchen / family / dining room. This superbly designed space provides both plenty of room for the family and entertaining space with direct access to the patio and lawned garden.

The front reception room with deep bay window and feature fireplace provides a tranquil space for relaxing, the ground floor accommodation is completed with a cloakroom.

The first floor provides three double bedrooms each filled with natural light, the master and bedroom two have built in wardrobes, spacious modern family bathroom with bath and separate walk in shower.

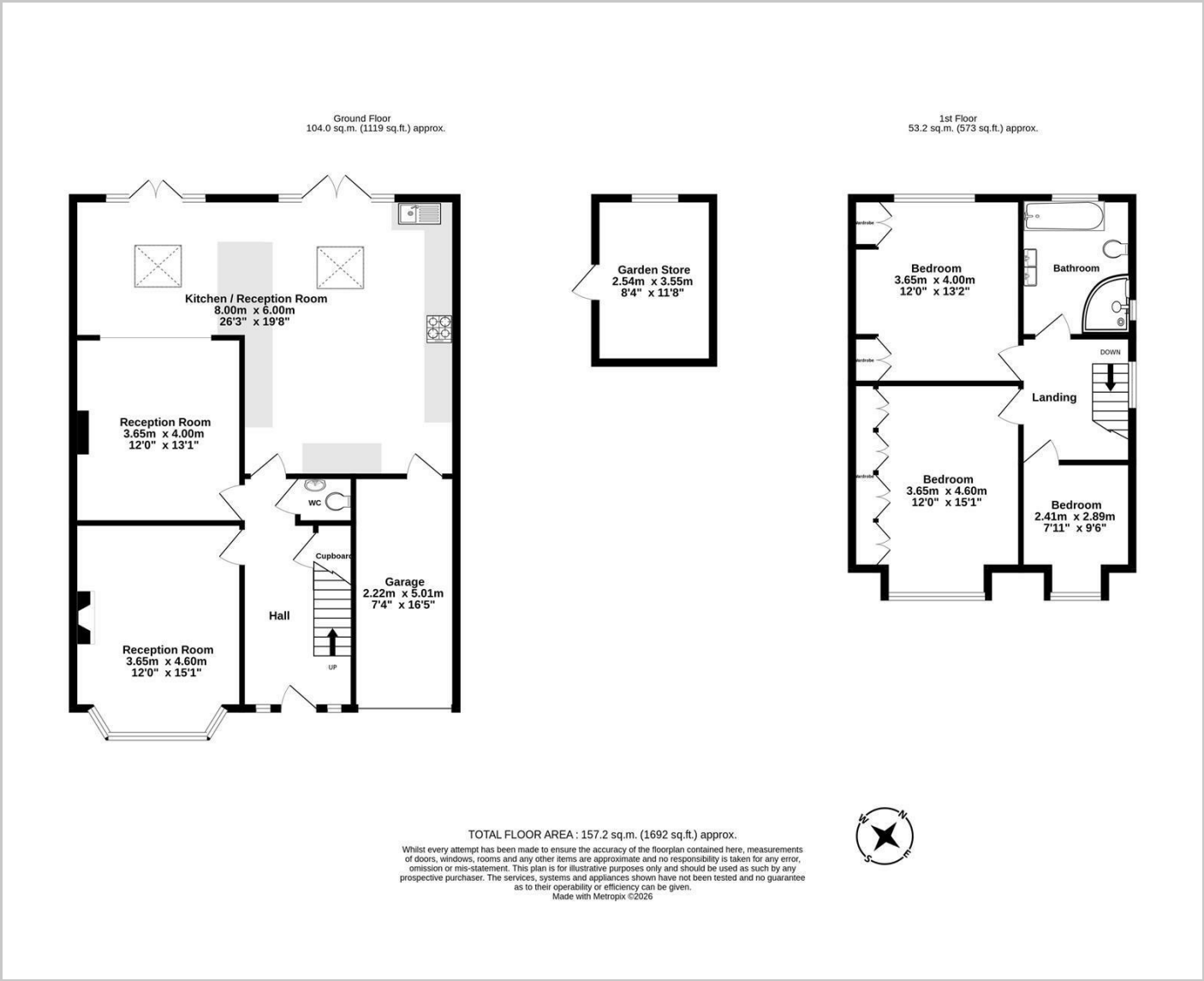
Outside the sunny Westerly aspect rear garden extends to 88 ft and is predominantly laid to lawn with raised decked patio and raised playhouse creating a fabulous space for the family. Workshop that could be converted to the home office.

The paved frontage leads to the attached garage and provides ample off street parking.
Early viewing is highly recommended and essential to fully appreciate this wonderful family home.

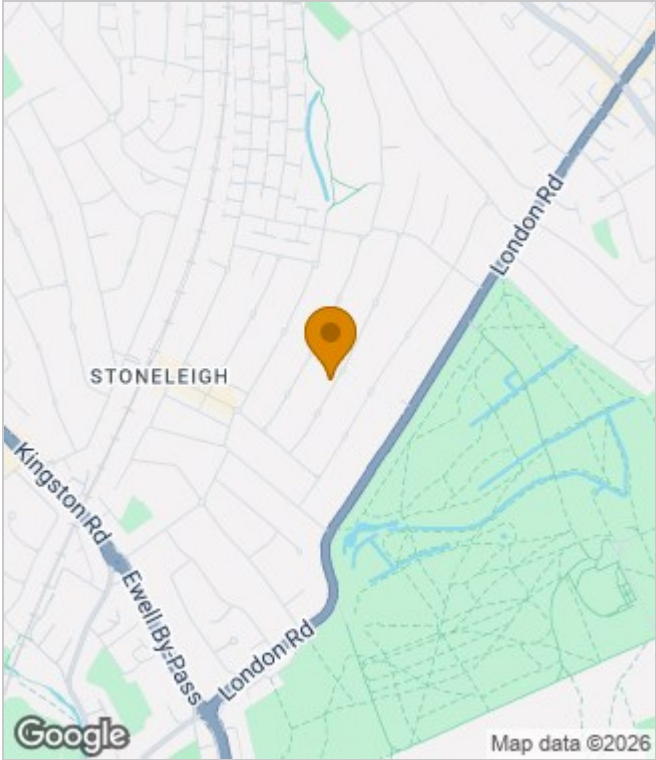
- Immaculately presented three double bedroom family home, superbly extended for modern living
- Situated on highly sought after quiet residential road within walking distance of outstanding schools, Stoneleigh Broadway shopping parade, mainline station and the historic Nonsuch Park
- Complete onward chain
- Open plan kitchen / family room / dining room
- Front reception room provides a tranquil space for relaxing
- Spacious modern family bathroom with separate walk in shower and bath
- Westerly aspect rear garden extends to 88 ft and is predominantly laid to lawn with raised decked patio and raised playhouse, a fabulous space for the family
- Workshop that could be converted to the home office.
- The paved frontage leads to the attached garage and provides ample off street parking
- Epc Rating: D



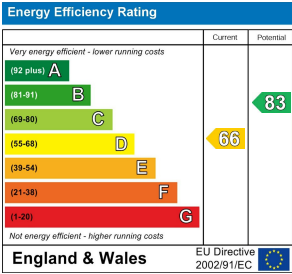
Floor Plans



Area Map



Energy Performance Graph



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