



Stoneleigh Park Road, Epsom, Surrey
Offers In Excess Of £1,025,000 - Freehold

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**WILLIAMS
HARLOW**











Williams Harlow Cheam – An immaculate family home moments of Stoneleigh Broadway, train station and shops. Offering a magazine standard kitchen family room and a master suite which matches the kitchen for luxury. Extremely spacious, extremely practical and extremely impressive. A must view.

The Property

Superb. Future proofed accommodation to include solar panels, EV charger, CCTV and app controlled lighting. Having been fully renovated by the current owner, they were additionally able to install entertainment tech, stunning design fixtures and fittings, under floor heating, water softeners, a flowing layout suitable for the 21st century family and modern kitchen/bathrooms. Resulting in a large family home which aptly serves everyday life; from entertaining to study, working from home to receiving guests for longer stays, hobbies to interests, all are catered for within the following accommodation. Hallway, flexible use reception with en-suite shower room, lounge, family/dining/kitchen space, separate utility room, landing to first floor, master suite to include bedroom with feature glass window and en-suite, family bathroom, three further bedrooms (four on first floor), stairs up to bedroom/studio. Internal accommodation comprises over 2400 sq ft.

Outdoor Space

A west facing private rear garden measuring 75 ft. An upper and lower patio frames the lawn and provides hard standing for normal garden equipment. The frontage includes a large block paved driveway for multiple cars.

The Local Area

Stoneleigh Broadway is a local strip of a highstreet complete with convenient shop, trans station and restaurants. Ewell Village is a little further on, as is Nonsuch park and the Kingston Road which accesses to A3 and Kingston.

Why You Should View

The allure of no required work offers a strong pull and will appeal even more to anybody who has had to organise builders in the past. Why waste time, money and effort when someone has done it for you?

Features

Potential for 6 Bedrooms if Required Bedroom – Three Bathrooms – Incredible Kitchen Family Room – Driveway – Home Tech Such As Cinema System – Solar Panels with Energy Storage – Integrated Kitchen – Utility Room – Feature Glass Wall To Master Bedroom – Under Floor Heating – EV Charger – Lots Of Storage

Benefits

Close Highstreet – Close To Train Stn – Close To Road Networks – Immaculate Interior – Landscaped Gardens – Home Tech In bedded – Security Provision From CCTV And Smoke Alarm

Local Schools

Auriol Junior School State School Ofsted: Good
The Mead Infant and Nursery School State School Rating:
Nonsuch Primary School Ofsted: Good
Cuddington Community Primary School State School Ofsted: Good
Ewell Castle School Independent School-

Local Transport

Trains

Stoneleigh Station
Ewell West Station
Worcester Park Station

Buses

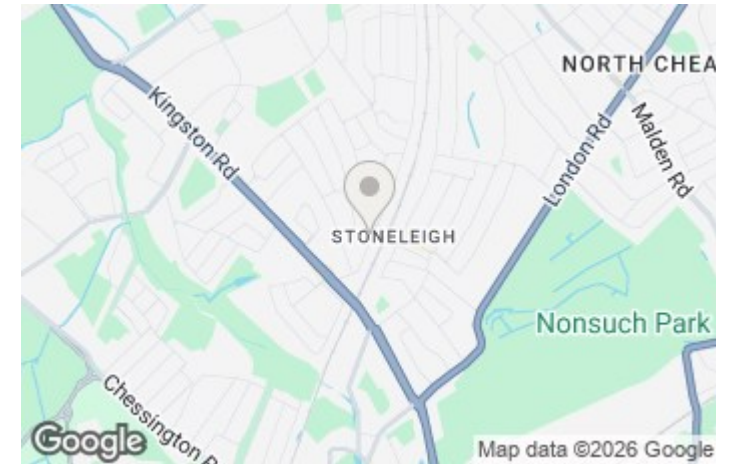
293- Morden to Epsom Hospital
406- Cromwell Bus Station to Epsom High Street via Stoneleigh Park Road
668- North Cheam to St Andrews School
868- Worcester Park to Epsom
E16- Epsom Clock Tower to Worcester Park (via Kenilworth Road)

Council Tax and EPC

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Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

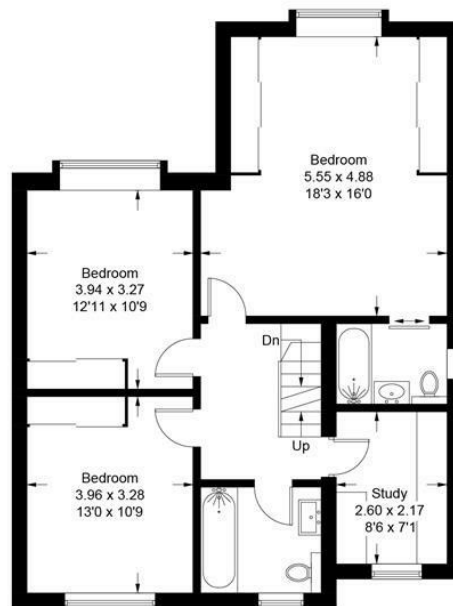


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

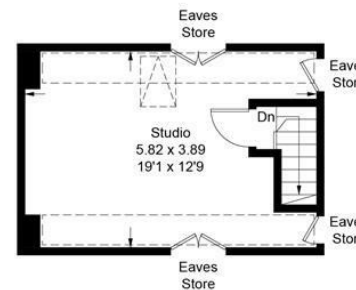
Approximate Gross Internal Area = 224.1 sq m / 2412 sq ft



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1249000)
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