



Langlands Rise, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £750,000 Freehold

- Quiet cul de sac near Epsom town centre
- Only 0.2 miles to Epsom railway station
- 1338 sq ft of bright, flexible living space
- 17ft kitchen/breakfast room with dining
- Two generous reception rooms
- Master bedroom with smart ensuite
- Three further spacious & bright bedrooms
- Secluded, low maintenance easterly garden
- Frontage with driveway for three/four cars
- Excellent schools and local amenities

Tucked away in a peaceful and rarely available cul-de-sac just moments from Epsom town centre, this impressive semi-detached home offers an excellent balance of space, flexibility and convenience.

Located just 0.2 miles from Epsom railway station, the property combines a superb position with bright, well-proportioned accommodation and tasteful décor throughout. The generous frontage provides a driveway with parking for multiple vehicles, while the fully enclosed easterly facing rear garden offers a secluded, low-maintenance outdoor space. With approximately 1,338 sq ft of accommodation, the home provides excellent versatility and is ideally suited to modern family living.

The ground floor features two generous reception areas, a comfortable family room/TV snug and a main living room measuring an impressive 19ft with French doors opening directly onto the garden. The spacious 17ft kitchen/breakfast room forms the true heart of the home, offering ample room for a dining table and a sociable, open plan feel.



Upstairs, the principal bedroom enjoys a triple aspect, flooding the space with natural light, along with fitted wardrobes and a stylish en suite shower room. Three further well proportioned bedrooms and a modern family bathroom complete the accommodation.

The property occupies an exceptional position, just a short walk from the Stamford Green Conservation Area, with its picturesque green, duck pond and woodland trails, as well as Court Recreation Ground. Families are particularly well served, with the property within catchment for several highly regarded schools, including Stamford Green Primary School, Rosebery School and Glyn. Shapes Nursery is also just a very short walk away.

Epsom High Street, The Ashley Centre, Epsom Playhouse and an excellent selection of restaurants, cafés and leisure facilities, including Rainbow Leisure Centre and David Lloyd Club, are all within easy reach.

For commuters, Epsom station provides direct services to London Waterloo, Victoria and London Bridge. The M25 at Junction 9 is also readily accessible, providing convenient links to Heathrow and Gatwick airports. Nearby Epsom Downs, home of The Derby, offers extensive open countryside and recreational space.

Combining a peaceful setting, spacious accommodation and excellent access to amenities, this is a rare opportunity to secure a beautifully maintained family home in one of Epsom's most convenient locations.

Tenure: Freehold  
Council Tax Band: F



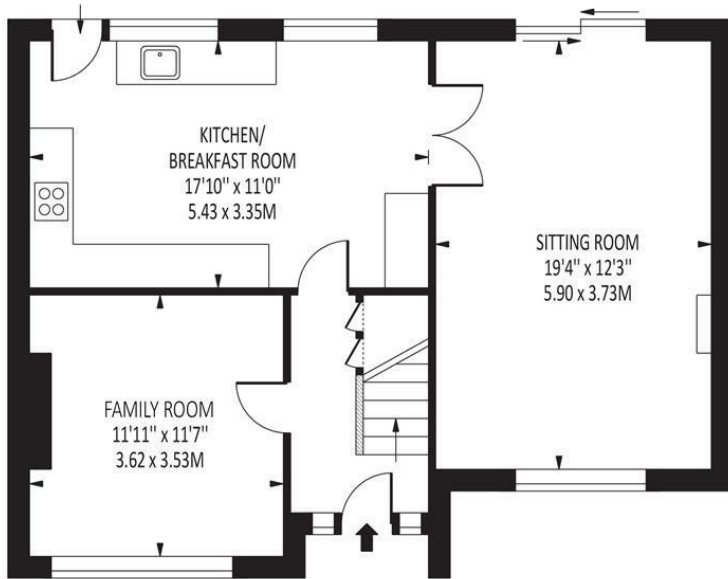


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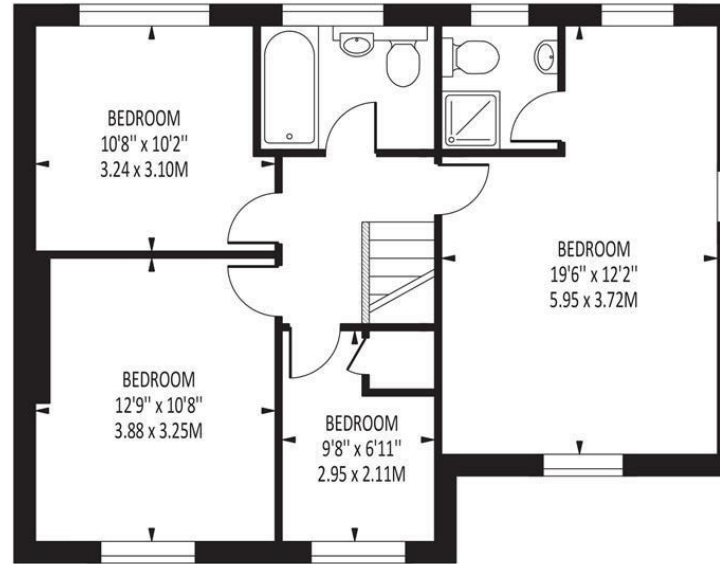


## Langlands Rise

Total Area: 1338 SQ FT • 124.28 SQ M



GROUND FLOOR



FIRST 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) <b>A</b>                          |           | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>74</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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.

