



Manor Green Road, Epsom
Surrey, KT19



Beyond your expectations

A 4 bedroom family home with generous living and bedroom space

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4 Bedrooms | 2 Bathrooms | Kitchen/Breakfast Room | Sitting Room | Family Room | Dining Room | Cloakroom | South Facing Garden

Guide Price £795,000 Freehold

Description

A four bedroom detached family home situated in the popular Manor Green area of Epsom, conveniently situated for both Epsom town centre and mainline railway station, also nearby to well regarded schools. The property offers a well thought-out blend of both living and bedroom space and a generous garden ideal for the growing family. The ground floor living space comprises a double aspect dining room, a spacious sitting room/family room which has a feature fireplace and double doors that open directly out onto the rear patio/terrace with lovely views over the rear garden. The kitchen/breakfast room has a range of wall and base units in a light finish and wooden work surfaces running through, a central island with a sit up breakfast bar, views over the rear garden and side access out to the rear garden, there is also a conveniently situated cloakroom. On the first floor the master bedroom has a personal en-suite shower room, three further bedrooms two of which have fitted wardrobes, and a modern fully tiled family bathroom with white sanitaryware and chrome fitments.

Outside

To the front the driveway provides space for off street parking, an area of lawn, mature trees and shrubs, there is also side access to the rear of the property. The south facing rear garden has a patio/terrace with the remainder being mainly laid to level lawn with an abundance of mature trees, shrubs and planting, giving the garden a degree of privacy and seclusion.

Location

The property is situated on the western side of Epsom on the sought after and convenient Chase Estate. The town centre of Epsom, offers a wide range of facilities including shopping, theatre and cinema. Leisure pursuits are well catered for with a choice of well known Health Clubs on offer locally. The famous Epsom Downs Racecourse and the surrounding Green Belt, offer walks and bridleways ideal for the riding and walking enthusiast. The RAC Golf & Country Club, Epsom Golf Club and the championship course at Walton Heath are available for the keen golfer. Locally there is a good choice of well regarded schools. The M25 at Jct. 9 gives access to both Heathrow and Gatwick airports.



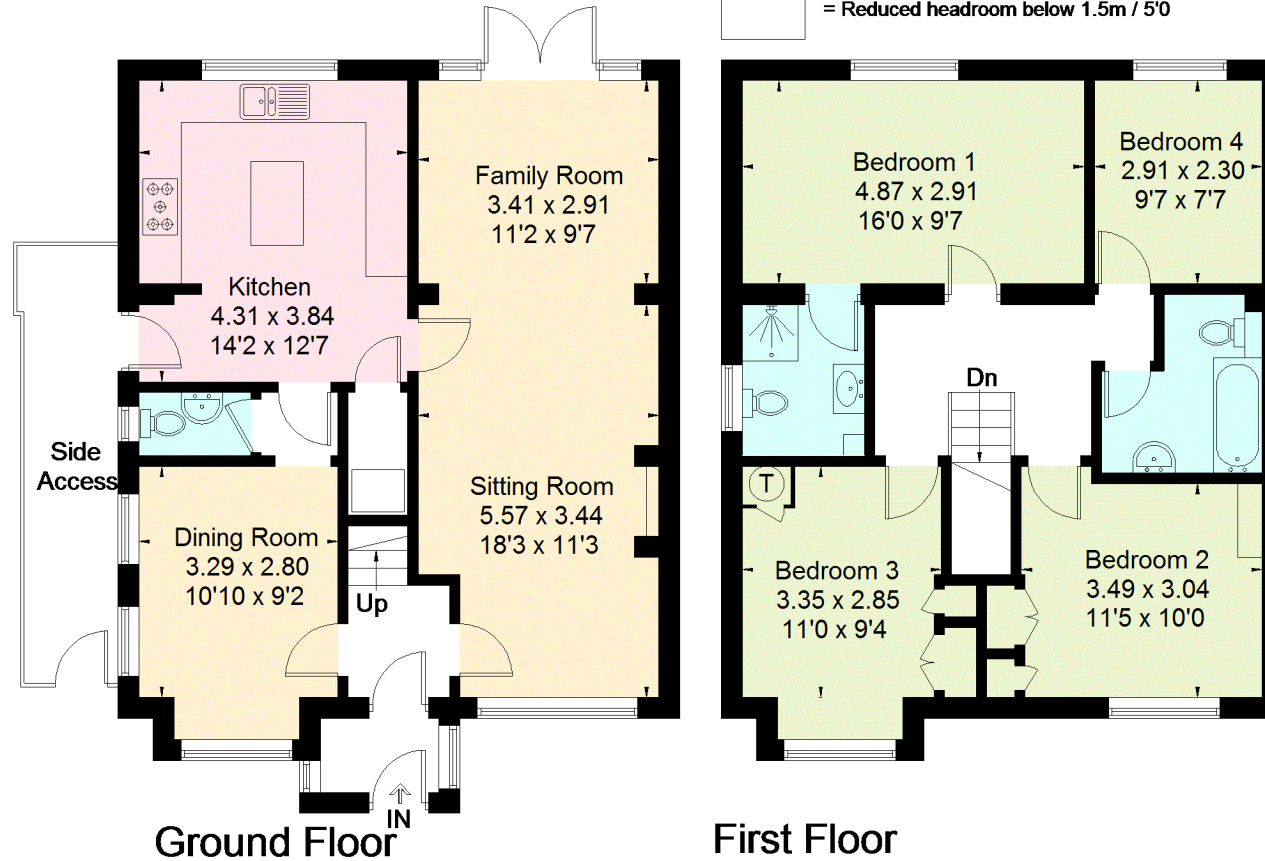
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area
135.7 sq m / 1461 sq ft



 = Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 2016 0845 6344080 Ref: 173427

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

