



17 Osborne Way, Epsom



# £1,150,000

## Freehold

- Executive Family Home
- Premier Location within Noble Park
- Five Double Bedrooms
- Three Bathrooms & WC
- Contemporary Kitchen
- Separate Utility
- Large Lounge with Doors to Garden
- Formal Dining Room & Study
- Double Garage & Driveway
- No Onward Chain

Occupying arguably one of the best positions within this rarely available cul de sac on the sought after Noble Park, The Personal Agent are pleased to present this absolutely stunning five double bedroom, detached family home which enjoys a lovely outlook over neighbouring parkland.

Presented to the market in show home condition, the property is finished to an exacting standard and enjoys a contemporary finish. The property is perfect for those looking to buy a peaceful, low maintenance family residence in an established neighbourhood.

Arranged over 2 floors and offering a perfect amount of space for family living this excellent home should be viewed at your earliest convenience to avoid disappointment. The ground floor accommodation is neatly arranged around a large entrance hall. The spacious, dual-aspect lounge overlooks the rear garden and has doors leading out to the patio, there is a formal dining/family room, study, high specification kitchen/diner, separate utility and downstairs WC.



A real feature of the property is the spacious master suite with walk in wardrobe and en suite shower room. There is a further guest suite with en suite shower room and the three remaining double bedrooms share the family bathroom.

In addition to the double garage there is a spacious driveway. The property occupies a bold corner plot with an impressive frontage and generously proportioned front and South facing rear gardens.

Currently unextended the property offers potential for future additions if required (STPP) - Planning consent currently secured for a 40m<sup>2</sup> single storey rear extension, details available upon request.

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.





# Osborne Way

Approximate Gross Internal Area = 206.24 sq m/ 2220 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID403576)



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.

141 High Street, Banstead, Surrey, SM7 2NS  
Tel: 01737 333699  
Email: rupert@thepersonalagent.co.uk



