



Trotter Way, Epsom, KT19 7EW



£535,000

Freehold

- Three Double Bedrooms
- End of terrace home
- Three Reception Rooms
- Flexible and spacious
- Surrounded by parkland
- South/East facing garden
- New Kitchen
- Ensuite shower room
- Impressive family bathroom
- Driveway for 2 cars

Located within the highly desirable Manor Park just over a mile from Epsom railway station and town centre, this deceptively spacious end of terrace house offers flexible and bright accommodation laid out over two floors and benefits from arguably one of the best positioned terraces being within 50 yards of a public footpath accessing Horton Country Park and Southfield Park.

The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other in a modern layout that is perfect for entertaining, social occasions and most importantly, day to day life.



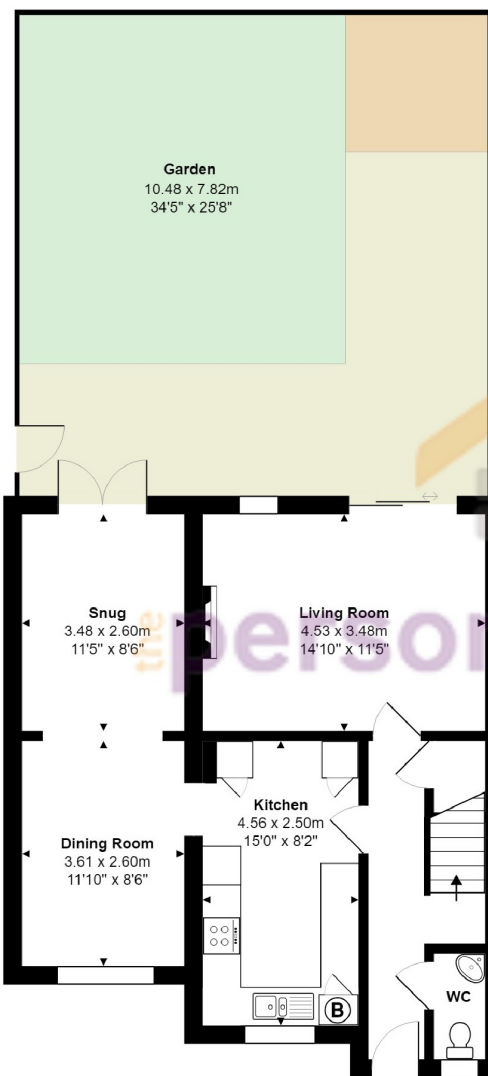
The accommodation is both highly practical and bright, the ground floor comprises a spacious and welcoming entrance hallway & downstairs cloakroom, a stunning yet cosy lounge with patio doors to the private and secluded rear garden. The current owners have recently replaced the kitchen to offer high gloss white units with an arch leading to a separate dining room and family snug. On the first floor there are three excellent double bedrooms; the master bedroom offers built-in wardrobes and an ensuite. All served by a four piece family bathroom. Further noteworthy points are a fully enclosed South/East facing garden with gate providing access to the side and a larger than average driveway with parking for two cars.

Manor Park is a quiet and well regarded residential development, ideally located within close proximity of Stamford Green School, Southfield Park, and within the catchment for Glyn and Rosebery schools. And on the doorstep of Horton Golf Club and Horton Country park which provide enjoyable walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.







Ground Floor



First Floor



Trotter Way, Epsom

Total Area: 118.0 m² ... 1270 ft² (excluding garden)

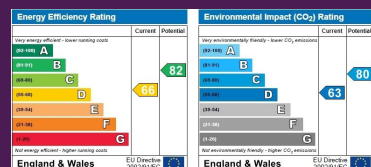
Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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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.



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