



Offers in excess of £1,000,000

Epsom

Set within a highly requested road, and enjoying a fantastic position with a large frontage, this cleverly extended detached family home has been the subject of a comprehensive refurbishment program over recent years by the current owners who have created well balanced practical accommodation that is filled with natural light.

This fine family home is located within the heart of the desirable and rarely available Wallace Fields area, in fact the property sits within a stone's throw of the much requested infant and primary schools and also within the catchment area for outstanding Glyn and Rosebery secondary schools as well as the renowned Epsom College.

The property is within walking distance and equidistant of Epsom railway station and East Ewell station with excellent links serving both London Victoria, Waterloo and London Bridge making it

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Ewell Office

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Stoneleigh Office

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141 High Street
Banstead, Surrey
SM7 2NS

T: 01737 333699

Lettings & Management

163 High Street
Epsom, Surrey
KT19 8EW

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The secluded rear garden enjoys an excellent degree of privacy from neighbouring properties. The large frontage is well maintained and there is a driveway with off street parking for several cars, a useful half garage/store and access to the rear garden via a side gate. With a 25ft living/dining room, study/playroom, 20ft x 19ft kitchen/breakfast room, utility room, downstairs cloakroom, large landing area, four well balanced bedrooms and spacious bathroom on the first floor and large guest suite with ensuite shower on the top floor, the generous and well proportioned accommodation provides the ultimate first impression.

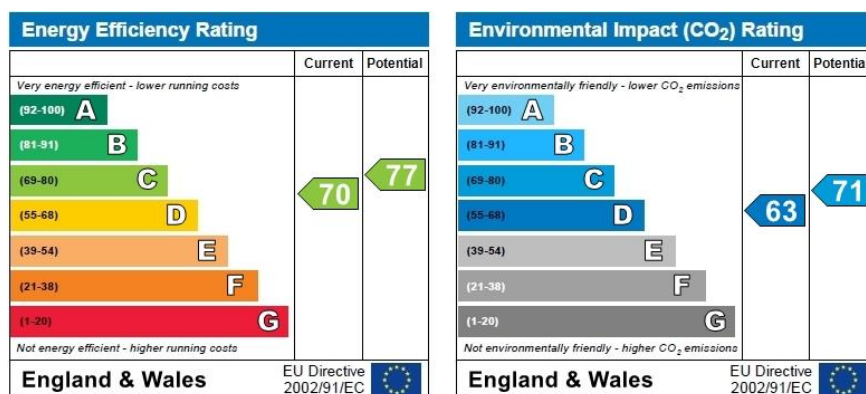
Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

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.

Freehold

ENERGY EFFICIENCY RATING & ENVIRONMENTAL IMPACT RATING

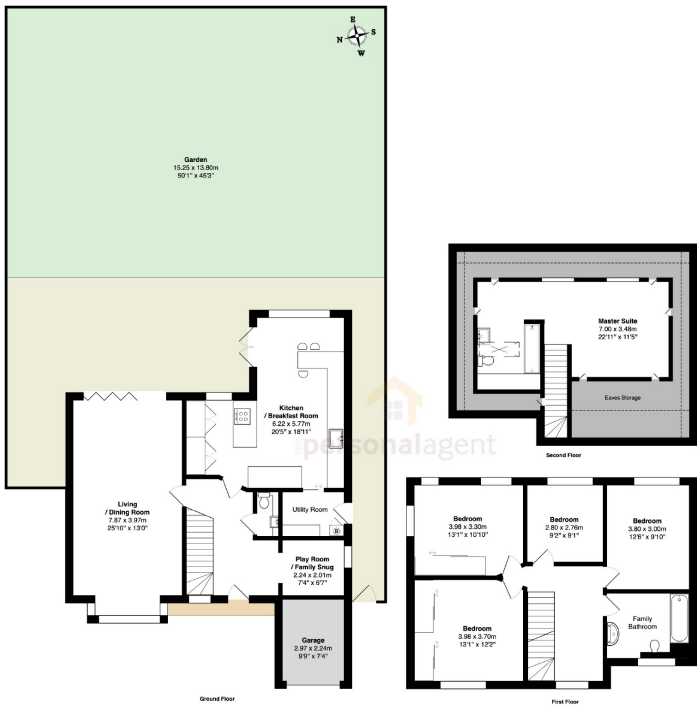


FREE VALUATION

Due to our successful sales team we require properties for waiting buyers. For a personal approach to selling your home please do not hesitate to contact us.



FLOOR PLANS



Higher Green, Epsom
Total Area: 222.9 m² ... 2400 ft² (excluding garden)
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