



**Sherwood Way, Epsom, KT19 8GY**

 **the personalagent**



## Guide price

£800,000

## Freehold

Detached family home  
Close to a pretty green  
Four generous bedrooms  
Impressive kitchen/dining room  
French doors open to garden  
22ft living room  
Downstairs W.C & utility room  
Four piece ensuite bathroom  
Well proportioned rear garden  
18ft garage & driveway

Located in a sought after residential road within Noble Park and enjoying an enviable position close to a picturesque communal green, The Personal Agent are proud to present this immaculate and well proportioned detached family home. The property is offered to the market in almost show home condition which in turn reinforces the newly built element of this stunning property.

The property enjoys an excellent position and benefits from a generous entrance hallway, spacious and bright kitchen/dining room with French doors across that open on to a garden terrace which seamlessly links the two spaces, 22ft living room, useful utility room and a spacious downstairs cloakroom with a large under stairs cupboard completing the ground floor.

The master bedroom is an impressive and private space with an abundance of natural light and a modern four piece en-suite bathroom. As we are anticipating high levels of interest in this property we are recommending immediate inspection.



The three further bedrooms are generous sizes and particularly well balanced, with the guest bedroom benefitting from built in wardrobes and the first floor is completed by the spacious family bathroom.

The tandem garage measures 18ft and from a practical point has a separate utility room to the rear with access to the landscaped and very well presented rear garden which also has gated side access.

Further noteworthy points to mention include driveway with parking to the front, solar panels with a eco-friendly heat recovery system and the remainder of the NHBC guarantee. Early viewing essential to avoid disappointment. Sole agent.

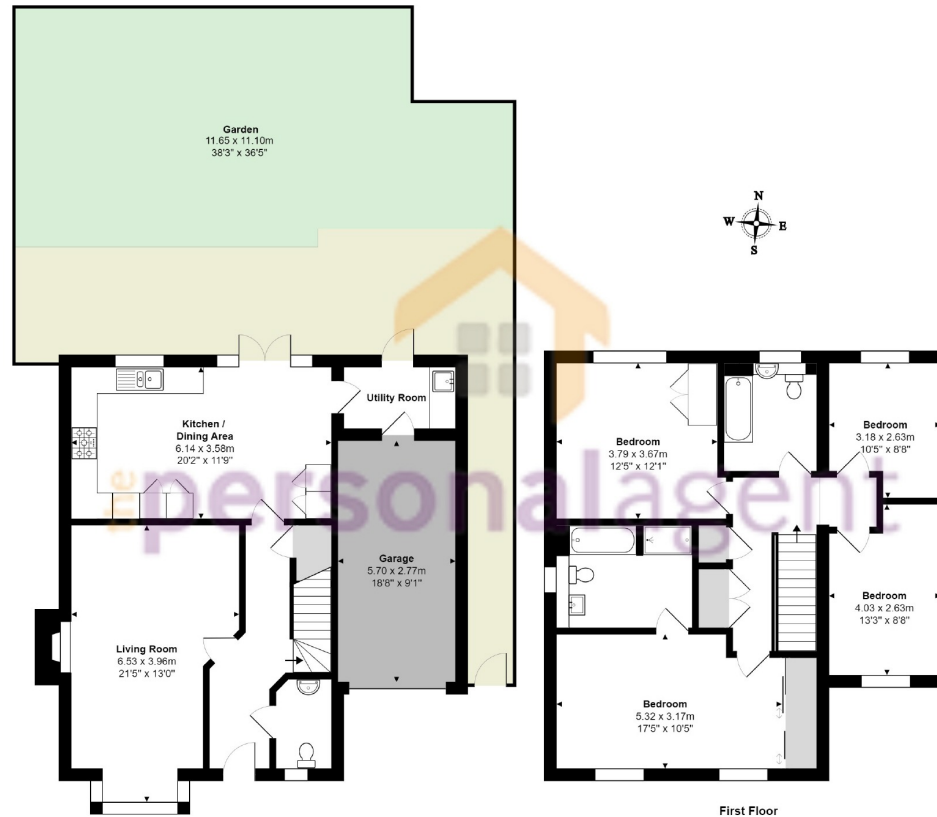
The Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a 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.









Ground Floor

First Floor

Sherwood Way, Epsom  
Total Area: 162.4 m<sup>2</sup> ... 1749 ft<sup>2</sup> (excluding garden)  
FOR ILLUSTRATIVE PURPOSES ONLY.

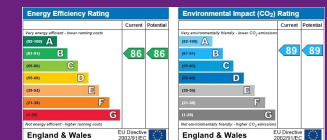
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