

The PERSONAL Agent

Glanville Way, Epsom

Guide Price £950,000

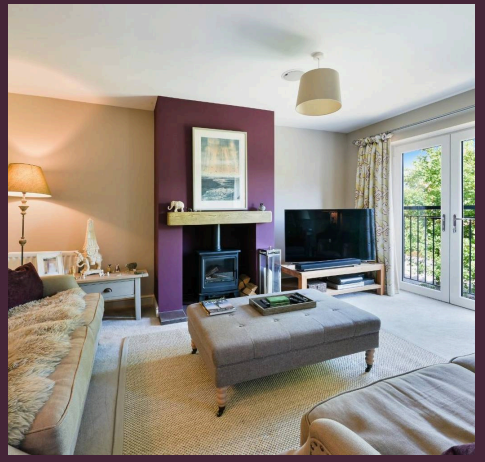
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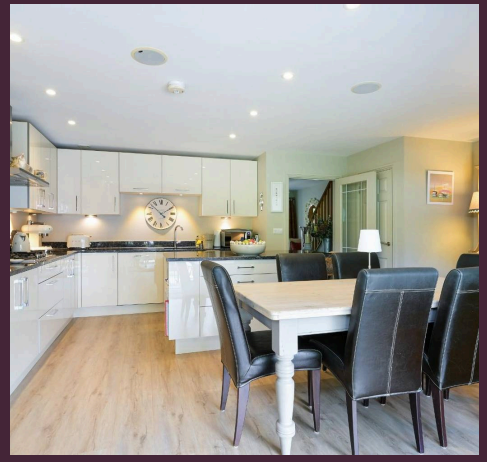
- Superb position & fantastic presentation
- Kitchen/diner & alfresco covered seating area
- Utility room, large garage & cloakroom/WC
- Four generous double bedrooms
- Two ensuites and a family bathroom
- Stylish and warm interiors with a homely feel
- Elegant living room & cosy snug / family room
- Secluded South Westerly facing garden
- Moments from country park & woodland
- Over 2300 sq ft of flexible accommodation

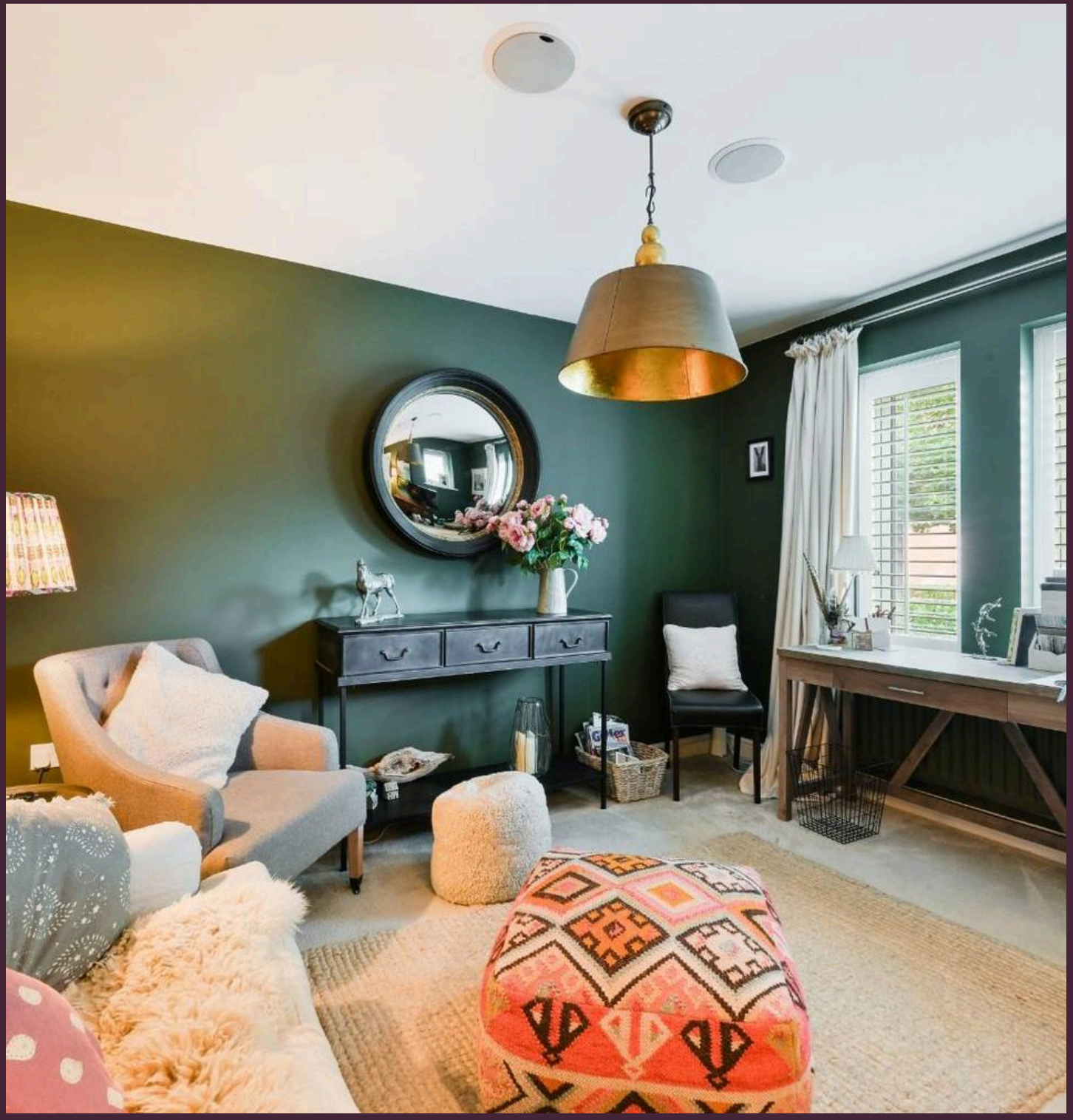
Occupying a particularly attractive position within the highly regarded Noble Park development, The Personal Agent are delighted to present this exceptional family home, offering approximately 2,300 sq. ft. of beautifully presented and highly versatile accommodation arranged over three floors. There is an immediate sense of quality as soon as you step inside. Stylishly and tastefully decorated throughout, the house has been carefully considered by our clients to create something that feels both sophisticated and wonderfully comfortable. Perhaps most impressive is the genuine sense of warmth and personality that runs through the property; something that is not always easy to achieve within a home of this scale. Despite the generous proportions, every room feels inviting and usable, making this a home equally suited to relaxed family life and entertaining. The accommodation provides an excellent degree of flexibility, with generous reception spaces and well proportioned bedrooms allowing the house to adapt effortlessly as family requirements change. The layout works particularly well for those needing home-working space, children's areas, guest













Council Tax band: G

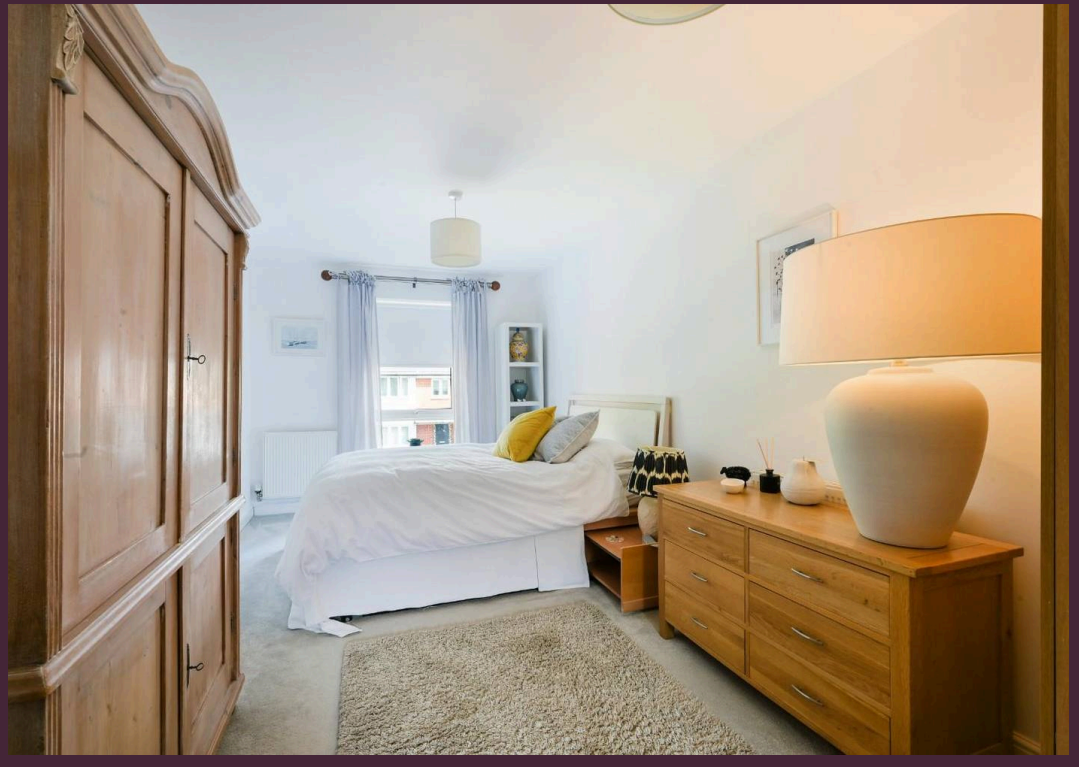
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





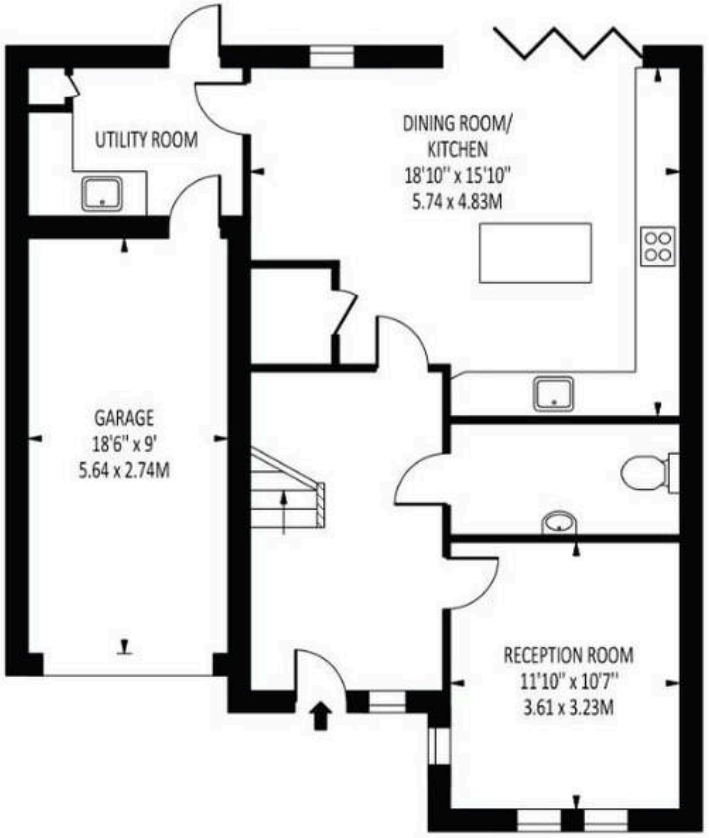



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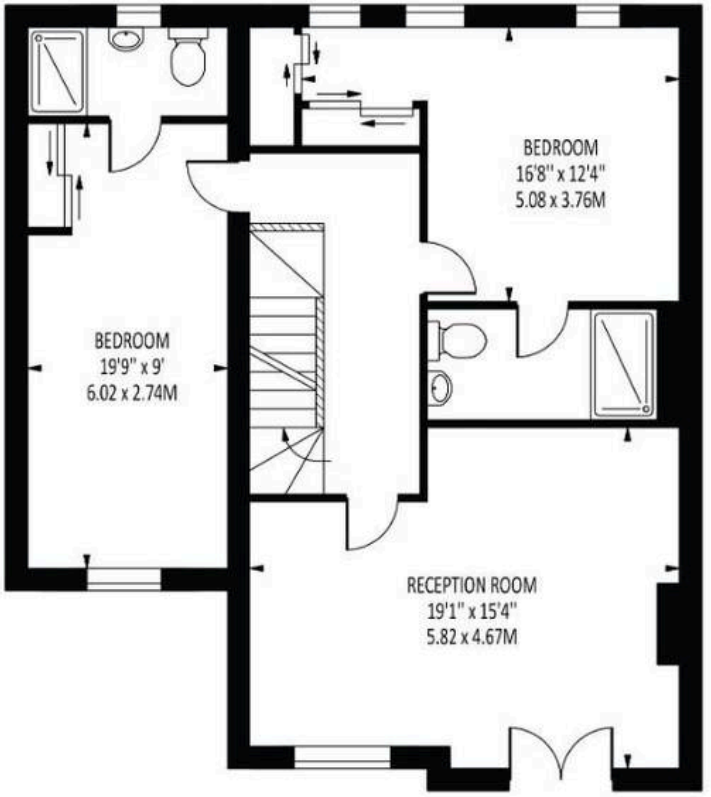
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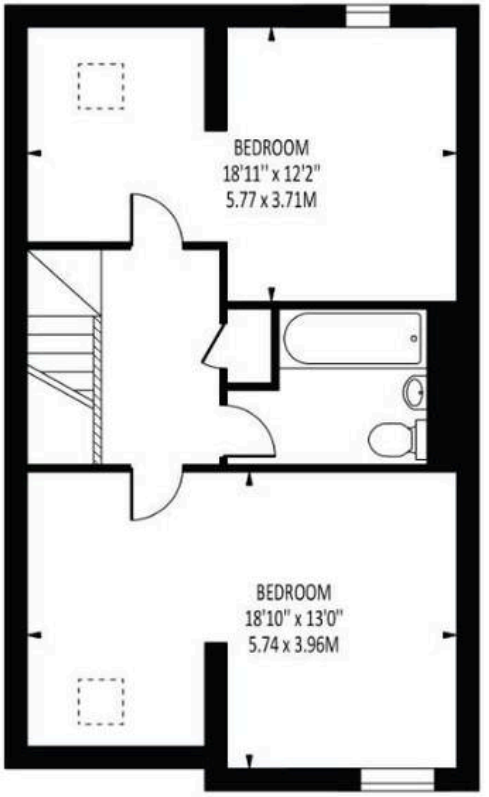
Total Area: 2300 SQ FT • 213.66 SQ M
(Including Garage)
Garage Area : 166 SQ FT • 15.45 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/