

The PERSONAL Agent

# Jenner Way, Epsom

Guide Price £950,000

# Jenner Way

## Epsom

- Double aspect kitchen/dining room
- Landscaped garden with electrically operated louvred pergola
- Refitted ensuite and family bathroom (circa two years ago)
- Detached double garage and double driveway
- Exclusive cul de sac of just four detached homes
- Potential for no onward chain
- Triple aspect living room with bi fold doors
- Direct access through to Horton Country Park
- Fronting onto an attractive private central green
- Four well proportioned bedrooms

Fronting an attractive private central green and tucked away within an exclusive cul-de-sac of just four detached homes, The Personal Agent are delighted to present this beautifully maintained family home, occupying one of the most peaceful and rarely available positions within the highly regarded Clarendon Park private estate.

Cherished by the current owners for 20 years, this is a home that has been truly enjoyed. The adjoining central green has provided a wonderful extension of the garden, offering children a safe space to play and explore before leading directly through to the open spaces of Horton Country Park. It is this unique setting, combined with a strong sense of community and tranquillity, that makes this such a special place to call home.











**Description**

Beautifully presented throughout, the property immediately impresses from the moment you step inside. A welcoming central entrance hall enjoys uninterrupted views through the home via striking bi-fold doors, creating an abundance of natural light and a wonderful first impression. The spacious double-aspect kitchen/dining room is ideal for everyday family life and entertaining, while the generous triple-aspect living room enjoys a delightful outlook over the green and bi-fold doors opening onto the rear terrace, creating a seamless connection between inside and out. A downstairs cloakroom completes the ground floor. Upstairs, the principal bedroom enjoys lovely views across the central green and benefits from a beautifully refitted contemporary ensuite shower room. Three further well-proportioned bedrooms are served by an impressive family bathroom. Both the bathroom and ensuite were tastefully modernised approximately two years ago to a high standard.



The south/west-facing garden has been thoughtfully landscaped to create a superb outdoor entertaining space. A generous paved terrace leads to a substantial covered pergola with an electrically operated louvred roof, allowing the space to be enjoyed whatever the weather. Mature, professionally designed planted borders add colour, privacy and year-round interest. Externally, the property also benefits from a double-width driveway leading to a detached double garage. Previous planning permission was granted to create additional accommodation above the garage, highlighting the property's potential to evolve with a growing family, subject to any necessary consents. Clarendon Park is one of Epsom's prestigious private residential estates, renowned for its peaceful surroundings and immediate access to Horton Country Park. Miles of walking, cycling and bridle paths are on the doorstep, while David Lloyd Leisure Centre is also nearby. Ewell West railway station, just over a mile away, provides direct services to London Waterloo in approximately 34 minutes, making this an appealing location for families and commuters.

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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





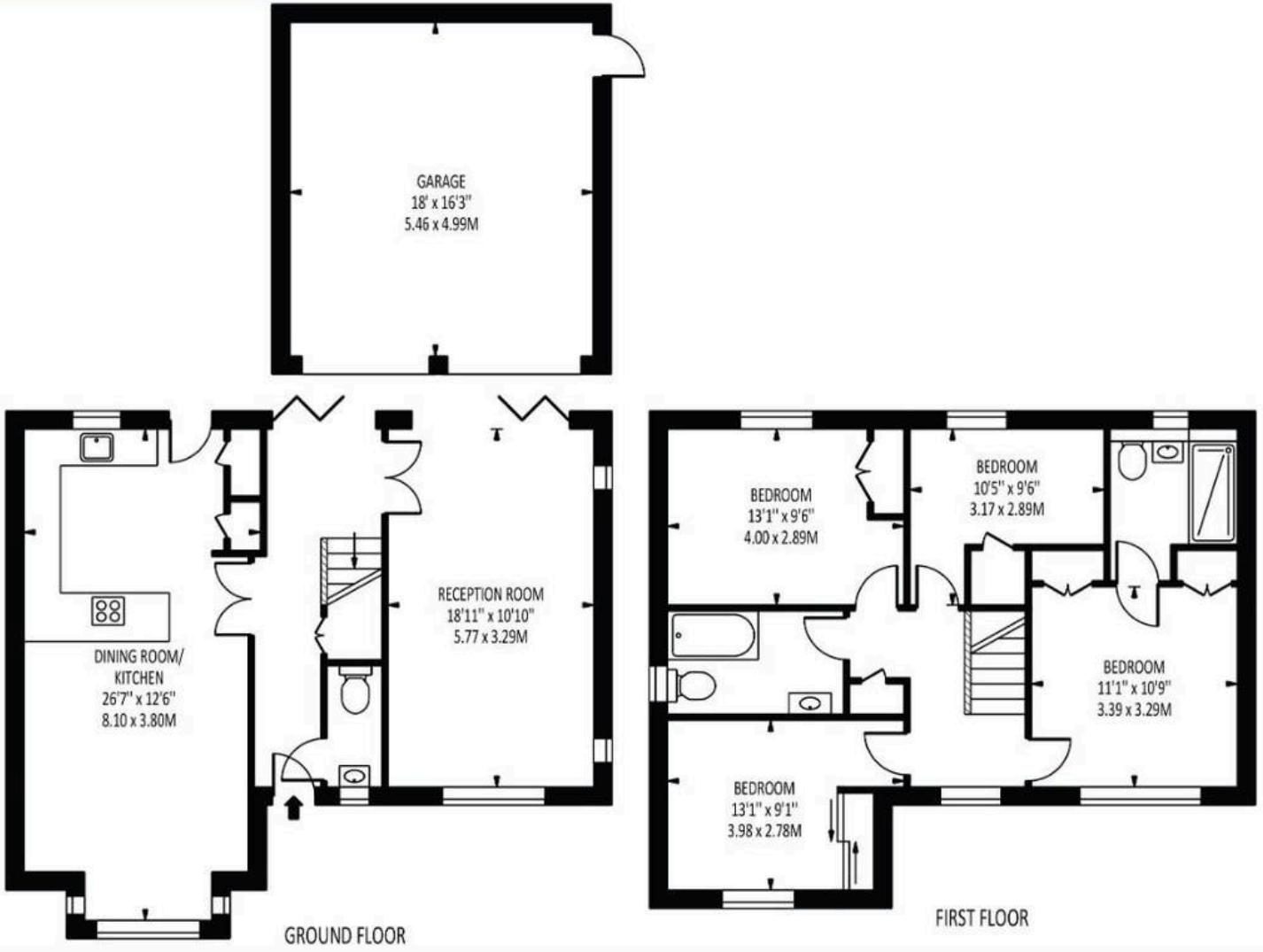




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Total Area: 1623 SQ FT • 150.81 SQ M
(Including Garage)
Garage Area : 293 SQ FT • 27.25 SQ M




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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