

The PERSONAL Agent

Sparrow Farm Road, Epsom

£700,000

Sparrow Farm Road

Epsom

- Close to Cuddington Park
- Integral garage
- Walking Distance to Stoneleigh Train Station
- Stunning three-bedroom detached home
- Modern family bathroom
- Exceptionally modern and stylish throughout
- Separate utility room
- Off-street parking for at least two cars
- Large rear garden with generous patio
- Direct access from the lounge to the rear garden

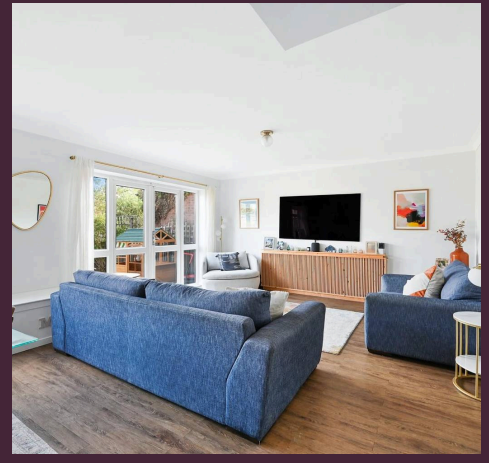
The Personal Agent are extremely delighted to welcome to the market this spacious and rarely available detached family home, ideally positioned within close proximity to Stoneleigh Broadway, Stoneleigh railway station, local parks and highly regarded schools.

Offering excellent family accommodation in a sought-after location, this fantastic home is sure to attract significant interest.











Description

A stunning, modern and stylish three bedroom detached home, beautifully presented throughout, with a large rear garden and off street parking for at least two cars.

Offering genuine turnkey accommodation, this superb property is ready to move straight into.

The impressive 21'5" x 14'6" reception room provides an excellent space for relaxing and entertaining, with direct access onto the large rear garden and adjoining patio, creating a fantastic indoor/outdoor entertaining area.

The modern kitchen is complemented by a separate utility room and downstairs cloakroom, while the integral garage offers valuable additional storage.

Upstairs are three well proportioned bedrooms and a modern family bathroom. The detached position also provides an excellent sense of space and privacy.



Externally, the property continues to impress, with a large rear garden offering plenty of room for families, entertaining and relaxation. To the front, there is off-street parking for at least two vehicles, adding further practicality.

Having been modernised and styled to a very high standard, this is a home that can simply be moved into and enjoyed, without the expense, disruption or hassle of carrying out major works.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes.

There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

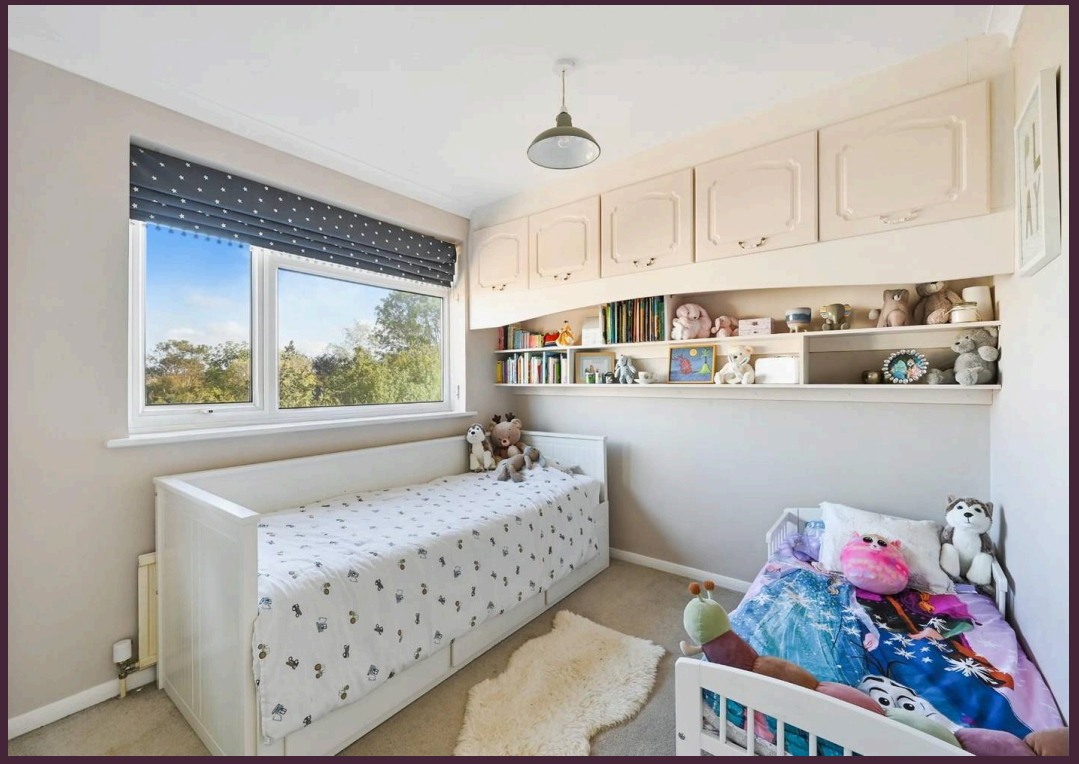
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Council Tax band: E

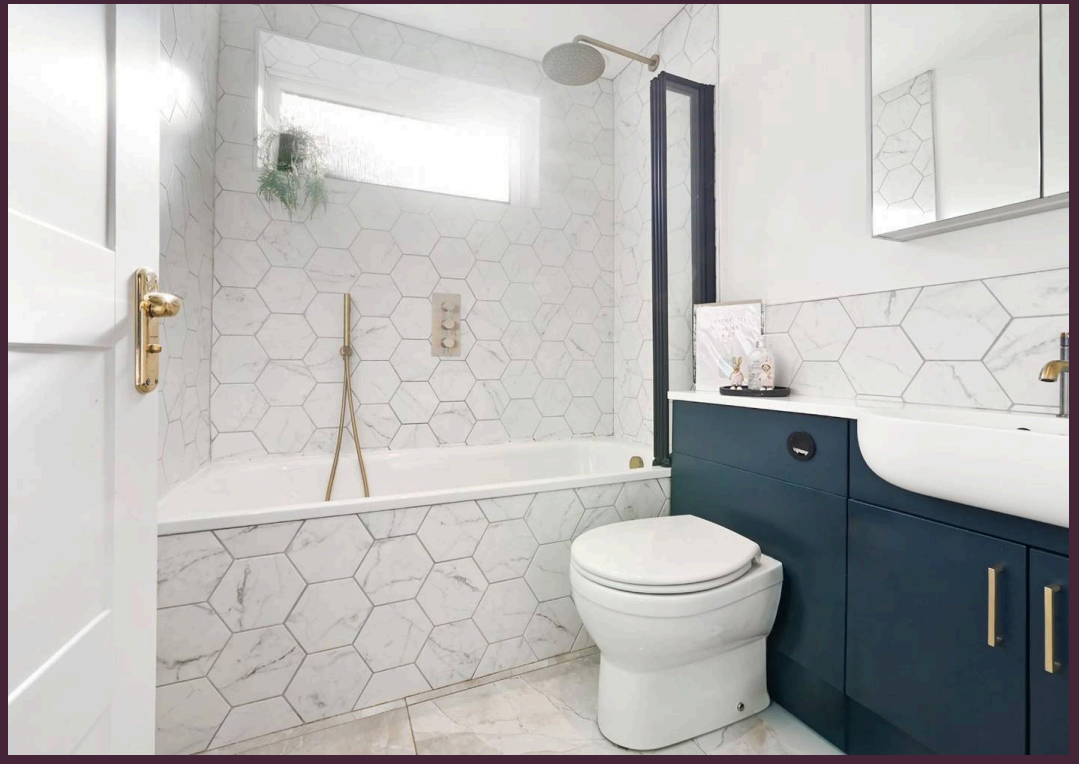
Tenure: Freehold

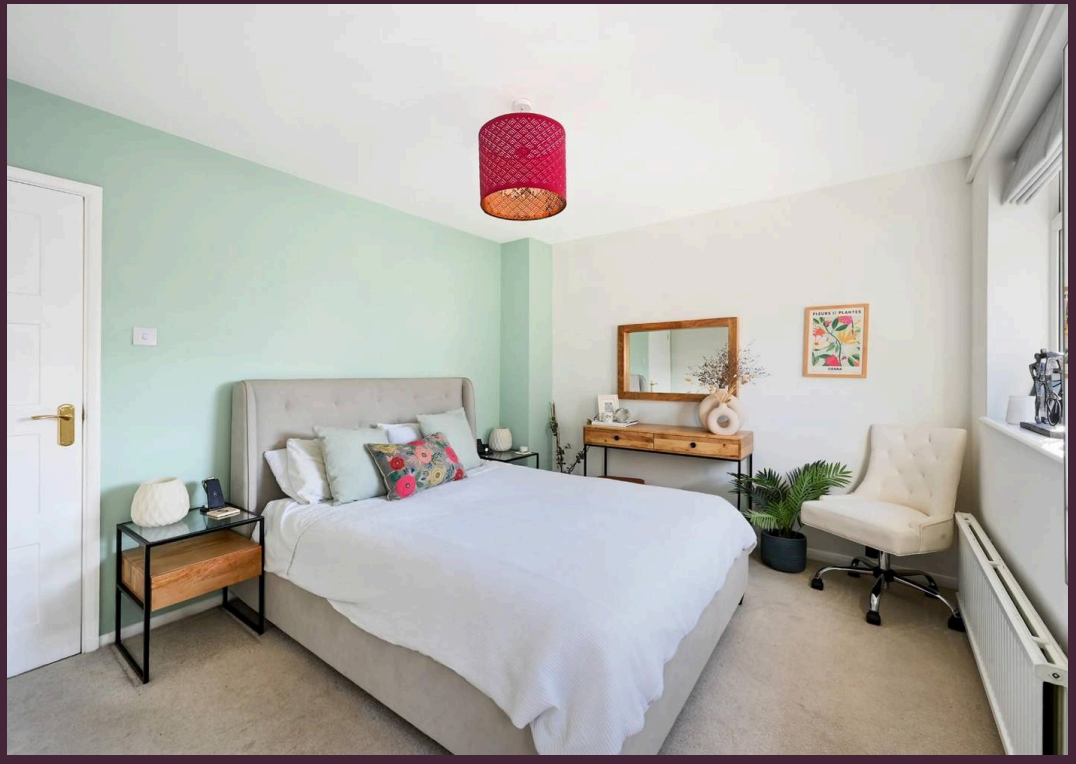
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





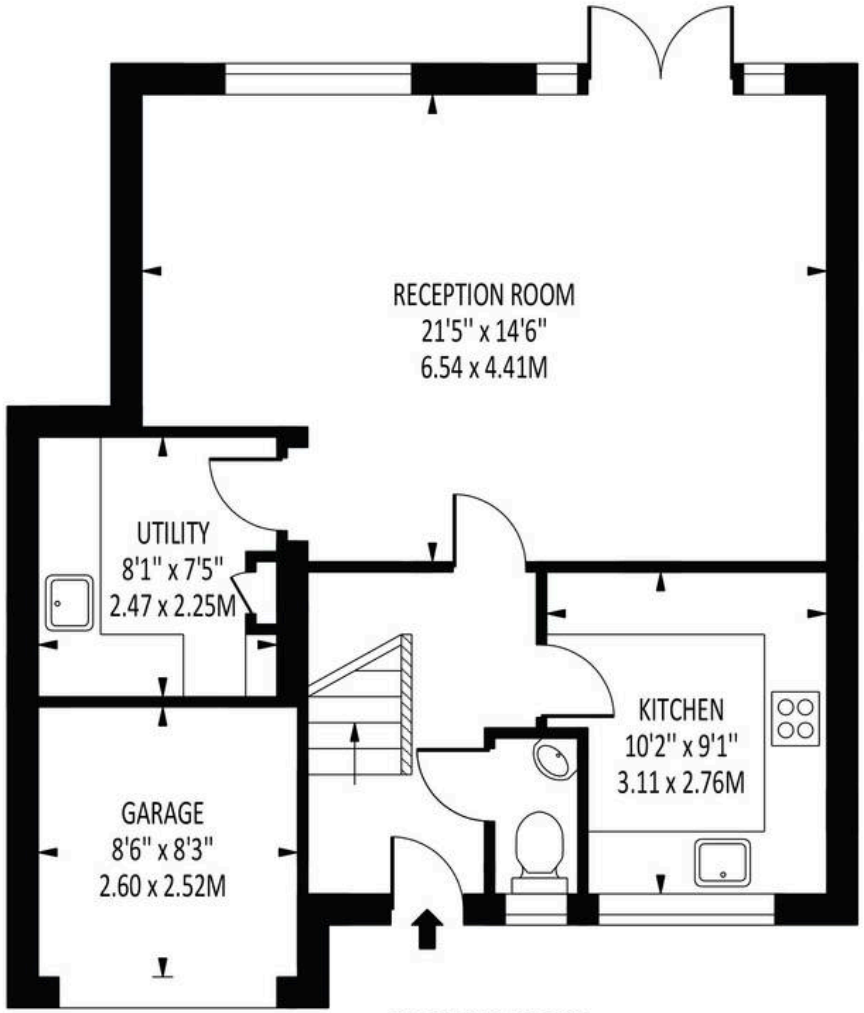




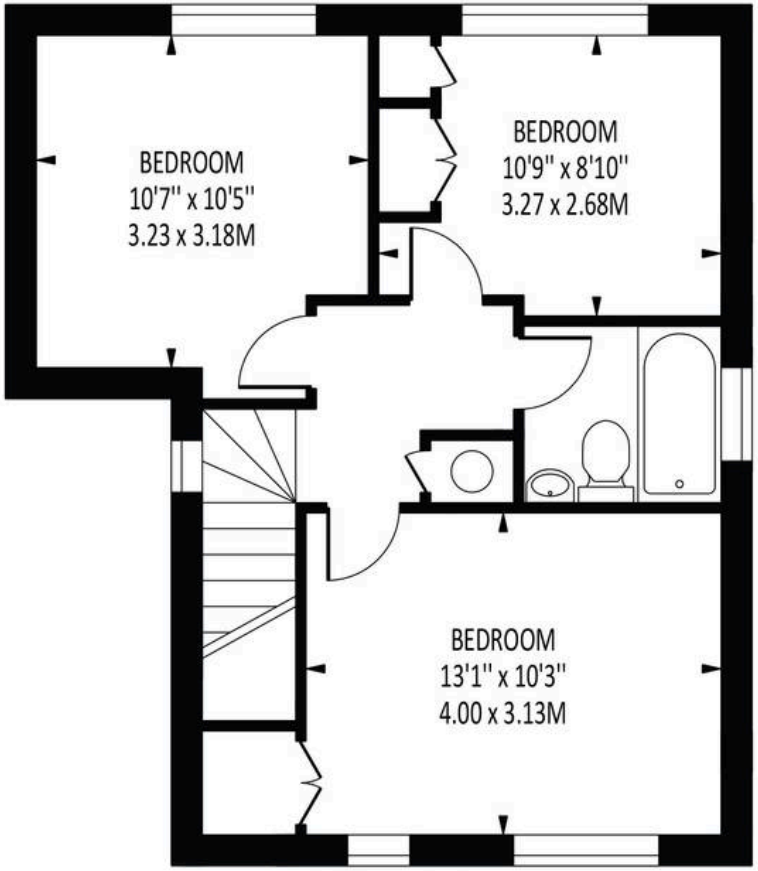
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Total Area: 1081 SQ FT • 100.45 SQ M
(Including Garage)
Garage Area : 71 SQ FT • 6.55 SQ M



GROUND FLOOR



FIRST 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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