



Manor Crescent, Epsom





# Guide Price £520,000

## Freehold

- Small Cul-de sac
- Heart of the Manor Park
- Three bedrooms
- Spacious living room
- Kitchen/dining room
- Ensuite shower area + family bathroom
- Downstairs cloakroom
- Southerly facing garden
- Driveway with three allocated parking bays
- Periphery of Country Park



Situated within a small cul-de sac of just three other homes in the heart of the highly popular Manor Park development on the western side of Epsom town centre with easy access to mainline railway station and local amenities. The property warrants immediate viewing to not only appreciate the well balanced accommodation but also to acknowledge the great position that this modern home occupies.

Being located on the periphery of Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre as well as being a short distance from the town centre, railway station and the much requested and sought after Stamford Green primary school, making this home a fantastic prospect.

The property would suit a diverse selection of buyers; so

whether you are a first time buyer, family considering school catchments, investor or looking to downsize but not downgrade, we recommend viewing this home at your earliest opportunity. Sole agent.

The property benefits from flexible and bright accommodation laid out over two floors with an entrance hall, 16ft x 15ft living room, kitchen/dining room with doors opening to the South facing rear garden, downstairs cloakroom, master bedroom with en-suite shower area, two further well proportioned bedrooms and a family bathroom.

Outside there is a good sized rear garden which enjoys a great degree of privacy due to the nature of its position. The garden benefits from a Southerly facing aspect and is unencumbered so it enjoys sun throughout the day. The garden is fully enclosed and secure with a patio area to the side of the rear and a gate

providing side access. From a practical sense, there is a driveway providing three allocated parking bays directly to the front of the property.

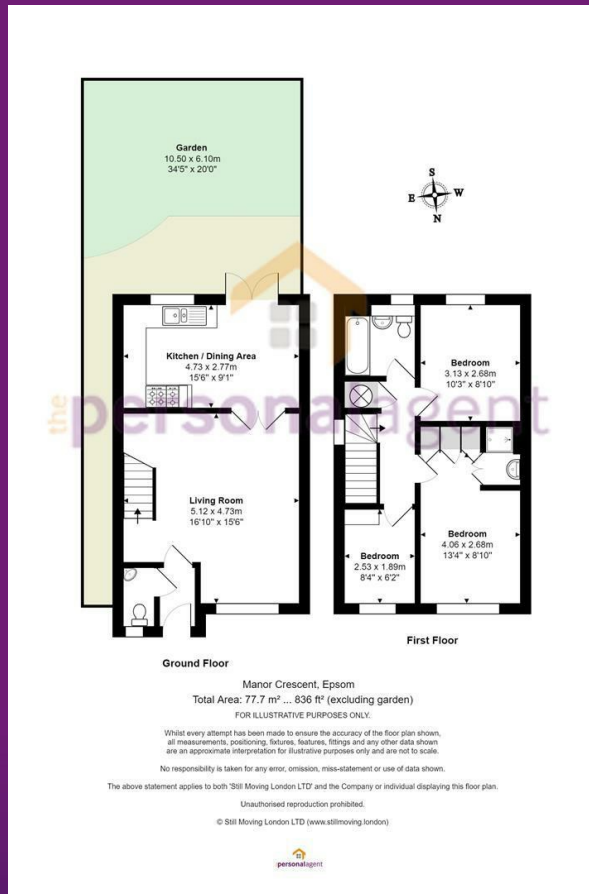
Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths.

The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school and Southfield Park. There are excellent transport links at Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Epsom Office**  
 2 West Street  
 Epsom, Surrey KT18 7RG  
 T: 01372 745 850

**Ewell Office**  
 220 Chessington Road  
 West Ewell, Surrey KT19 9XA  
 T: 020 8394 1234

**Stoneleigh Office**  
 62 Stoneleigh Broadway  
 Stoneleigh, Surrey KT17 2HS  
 T: 020 8393 9411

**Banstead Office**  
 141 High Street Banstead,  
 Surrey SM7 2NS  
 T: 01737 333699

  
 sales@thepersonalagent.co.uk | thepersonalagent.co.uk

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.







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