



Parkview Way, Epsom, KT19 8FF



£469,950

- Short walk of zone 6 station
- Highly sought after development
- Two double bedrooms
- Large reception room
- Modern fitted kitchen
- Downstairs cloakroom
- En-suite shower room
- Large useful loft room
- 32ft rear garden
- Close to open parkland

Occupying a fantastic position within this highly sought after development and located approximately 50 meters from acres of beautiful private parkland, this extremely well appointed and immaculately presented home warrants immediate inspection to fully appreciate everything it offers.

The property has been well maintained by the current owners and is presented in very good order throughout. Being built by Linden Homes in 2010 with sustainable living firmly in mind, and incorporating an air circulation/ventilation system with Eco friendly heat recovery system, this stunning modern home should be viewed at your earliest convenience.

Coupled with enjoying an enviable position, the property benefits from being just a short walk (8 minutes) from Ewell West railway station (zone 6) with a comprehensive service to London Waterloo taking just 34 minutes.

Call to view this well balanced home.



The property benefits from genuine bright and light accommodation and comprises of a large entrance hallway, downstairs W/C, a generous living room with French doors opening directly to the rear garden and a modern kitchen with integrated appliances throughout.

The generous accommodation continues on the first floor. The master bedroom has a Juliette balcony, double built-in wardrobes and en-suite shower room, there is a further double guest room and modern white bathroom. On the first floor landing there is access to the loft area via a re-tractable ladder providing extra storage, the loft has been part converted and provides further potential to undergo a full conversion to create a useable room.

A further feature of the property is the rear garden which enjoys a fair degree of privacy compared to similar properties within the development and has a gate with access to the rear. To the front of the property there is off street parking.

Viewing is strongly advised to fully appreciate this well balanced and extremely well presented home and with Ewell West railway station (zone 6) just a short walk away, close proximity of Epsom town centre with its mainline railway station with links to London Waterloo, Victoria and London Bridge, and on the periphery of Horton Country Park with David Lloyd leisure centre, this modern, attractive home sets the bar very high indeed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RC
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.



