



Leighton Way, Epsom

Guide Price £750,000

Freehold

- Rarely available Cul de sac
- Backing onto Rosebery Park
- Three double bedrooms
- Three reception rooms
- Potential of no ongoing chain
- Huge scope to extend STPP
- Short walk to town & station
- Excellent school catchment
- Downstairs cloakroom
- 70ft x 38ft rear garden

Located at the head of a highly desirable and rarely available cul-de sac that is just a short walk from Epsom town centre, The Personal Agent are pleased to present this very rare opportunity for the lucky buyer to secure this three double bedroom detached property that backs directly on to Rosebery Park.

The property is in good order throughout with numerous upgrades from the current owners that include the kitchen and bathroom to name but a few.

This well loved home enjoys an excellent position within the road with good sized front and rear gardens and significant space to each side. The property enjoys particularly well balanced accommodation and offers the rare opportunity to extend subject to the usual consents should you want to significantly increase the accommodation of this already well proportioned home.



Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest.

The ground floor benefits from flexible, spacious and bright accommodation comprising living room, modern kitchen that links to a dining room, separate study with its own entrance and a downstairs cloakroom. The first floor offers a large master bedroom with a built-in wardrobe, two further well proportioned double bedrooms and a modern family bathroom. Outside there is a good sized front garden with a two driveways, access to a 17ft garage and a 70ft x 38ft wonderfully secluded rear garden that enjoys privacy an abundance of fruit trees and a walled rear border .

Further noteworthy points to mention are; the property is offered to the market with the potential of no ongoing chain, and is in the catchment area for Glyn and Rosebery Schools).

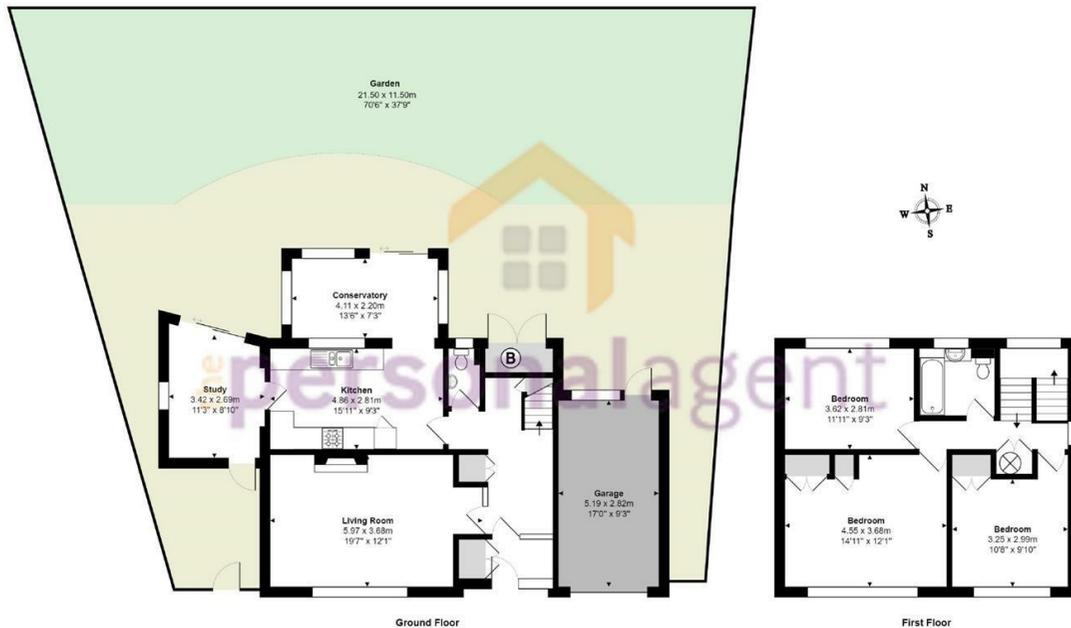
Location: If you are looking for easy access to Rosebery School then look no further, the property is approximately 800 metres away.

The property is within the catchment of many fantastic local primary schools too including St Martins which is only 0.2 miles away, and located within a short walk of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

Close to town yet tucked away at the head of a small cul de sac, the house really does offer the best of both worlds and provides easy access to Epsom Hospital and the M25. Epsom itself is hugely popular with families and commuters alike with outstanding schools and excellent rail links.







Ground Floor
Leighton Way, Epsom
Total Area: 140.5 m² ... 1512 ft² (excluding garden)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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