



Langley Close, Epsom



£585,000

Freehold

- Stunning panoramic views
- Flexible & spacious layout
- Offering 1957 Sq Ft of space
- Backing on to rolling fields
- Three/four Bedrooms
- Three/four reception rooms
- Kitchen/breakfast room
- D/s cloakroom
- South/West facing garden
- No ongoing chain



Enjoying a great position within a quiet and highly desirable cul de sac which backs on to fields and the rolling countryside of the Epsom Downs, this deceptively spacious family home provides 1957 Sq Ft of space and is presented in very good order throughout. This home warrants immediate inspection to fully appreciate the flexible and spacious accommodation provided.

Offered with no ongoing chain and with flexible accommodation that enjoys an abundance of natural light and flows in a very practical way, this fine family home really does cover all bases.

Just a short distance from the property you have access to a bridle path that leads to ancient woodland walks and the wide open green spaces of the Downs that stretch from Headley to Walton on the Hill and Tadworth.

The Woodland Trust have created England's First World War Centenary Wood on the border of Langley Vale with 640 acres to enjoy too.

The property benefits from a kitchen/breakfast room, three/four reception rooms, d/s cloakroom, two family bathrooms and three double bedrooms; two of which overlooks rolling fields, open farmland and the Coronation course of the RAC golf club in the distance.

Further benefits to note include driveway with off street parking, sizable garage, significant scope to extend STPP further and an absolutely stunning South/Westerly facing rear garden that is dominated by the beautiful views. Viewing is strongly recommended to fully appreciate the excellent size and value that this property provides and of course the location is second to none.

Langley Vale village is set on the fringes of Epsom Downs, home to The Derby. The area is largely residential but does offer a local shop and petrol station, primary school and village hall. Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure: Freehold







Ground Floor First Floor

Langley Close, Epsom
 Total Area: 181.9 m² / 1957 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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