



Oak Glade, Epsom



# £450,000

- Modern two bedroom home
- Surrounded by parkland
- Walk to Town & Station
- High spec kitchen with granite tops
- Family shower room & ensuite bathroom
- Downstairs cloakroom
- Westerly facing 58ft rear garden
- Allocated parking bay
- Planning granted to the rear
- Stylish & contemporary



Surrounded by parkland on the periphery of Epsom Common yet within easy walking distance of Epsom town centre and railway station, this sought after development offers practicality and contemporary living that is perfectly balanced with green views to the rear and a semi-rural feel.

Oak Glade is a small development consisting of just 15 stylish and contemporary homes that were finished in 2015 to exacting standards with an impressive high specification throughout. Our clients home enjoys allocated parking, a fantastic position and 58ft direct West facing garden.

Set around a landscaped central courtyard with wonderful views over the surrounding fields and woodland from all properties, it is hard to imagine that you are less than one hours commute from London.

The desirable position of this property and delivery of the high quality finish are evident as soon as you step through the front door. Sole agent.

A fantastic modern home occupying an excellent position within this exclusive development. The property is sure to appeal to a wide range of buyers and offers generously proportioned rooms and a contemporary feel. To the ground floor an entrance hall leads through to a luxuriously appointed kitchen with high gloss units, integrated appliances and granite surfaces. The current owners also have granted planning permission for a rear extension on the following reference 19/00980/FLH.

The lounge diner overlooks the rear garden and boasts an engineered wood floor and patio doors out to the rear garden. The en suite bathroom, shower room and downstairs WC offer Roca sanitary wear and a stylish finish whilst both bedrooms can easily accommodate a double bed.

Set in an idyllic position surrounded by parkland, the Town Centre is within walking distance and offers a wide range of shops, restaurants and amenities as well as excellent train links into London Waterloo and London Victoria. There are also some fantastic schools in the area including Stamford Green Primary School and Rosebery girls school.

The Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park is about 1/4 of a mile away. With the picturesque green, duck pond and the Cricketers pub and the mainline station just a fifteen minute walk away, it is hard to imagine a better located home.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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

**the personalagent**  
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.





the personalagent