



Oak Glade, Epsom

The **PERSONAL** Agent

£475,000

Freehold

- Modern two bedroom home
- Surrounded by parkland
- Walk to Town & Station
- High spec kitchen with granite worktops
- Family shower room & ensuite bathroom
- Downstairs cloakroom
- South facing 33ft rear garden
- Allocated parking bay
- Stylish & contemporary home



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 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 a 33ft south facing garden.

Set around a landscaped central courtyard with wonderful views over the surrounding fields and woodland, it is hard to imagine that you are less than an hour's 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.

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 pleasant contemporary feel. To the ground floor an entrance hall leads through to a luxuriously appointed kitchen with high gloss units, integrated appliances and granite work surfaces. The current owners have added plantation shutters to the rear and also fitted stylish bedroom furniture.

The lounge/dining area overlooks the rear garden and boasts an engineered wood floor and patio doors which lead 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		100
(92 plus) A		
(81-91) B	81	
(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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