



Parkview Way, Epsom

The **PERSONAL** Agent

£450,000

Freehold

- 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 metres 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.

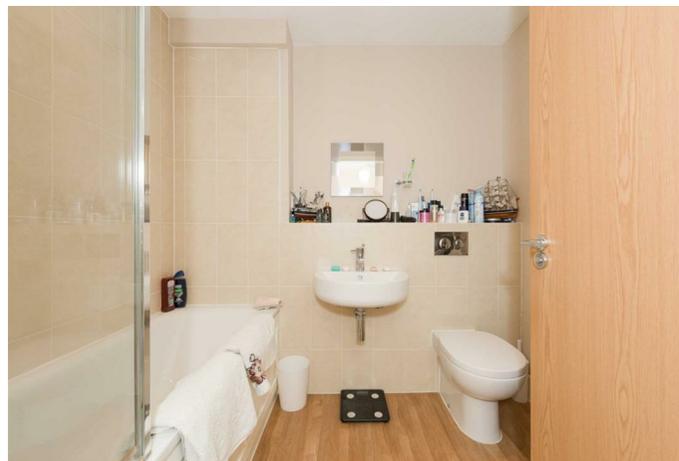
Call to view this well balanced home.

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.

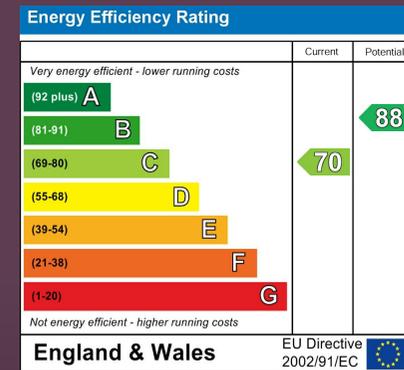
The generous accommodation continues on the first floor. The master bedroom has a Juliette balcony, double built-in wardrobes and en-suite shower room, there is a further double guest room and modern white bathroom. On the first floor landing there is access to the loft area via a re-tractable ladder 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.







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