

The PERSONAL Agent

Longdown Lane North, Epsom

£1,200,000

3a Longdown Lane North

Epsom

- Outstanding local school catchment
- No onward chain for swift move
- An impressive plot of 0.25 of an acre
- Five generous bedrooms & three bathrooms
- Three flexible reception rooms
- Modern kitchen with stone worktops
- Moments from Priest Hill nature reserve
- 60ft x 55ft frontage with double garage
- 90ft x 60ft Southerly garden backing fields
- Walk to Zone 6 station with links to London

Backing directly onto open fields and framed by mature trees, this home enjoys a truly enviable position on a generous plot of approximately 0.25 acre. The beautiful south/easterly facing rear garden measures around 90ft x 60ft, with a wonderful tree-lined outlook and exceptional privacy.

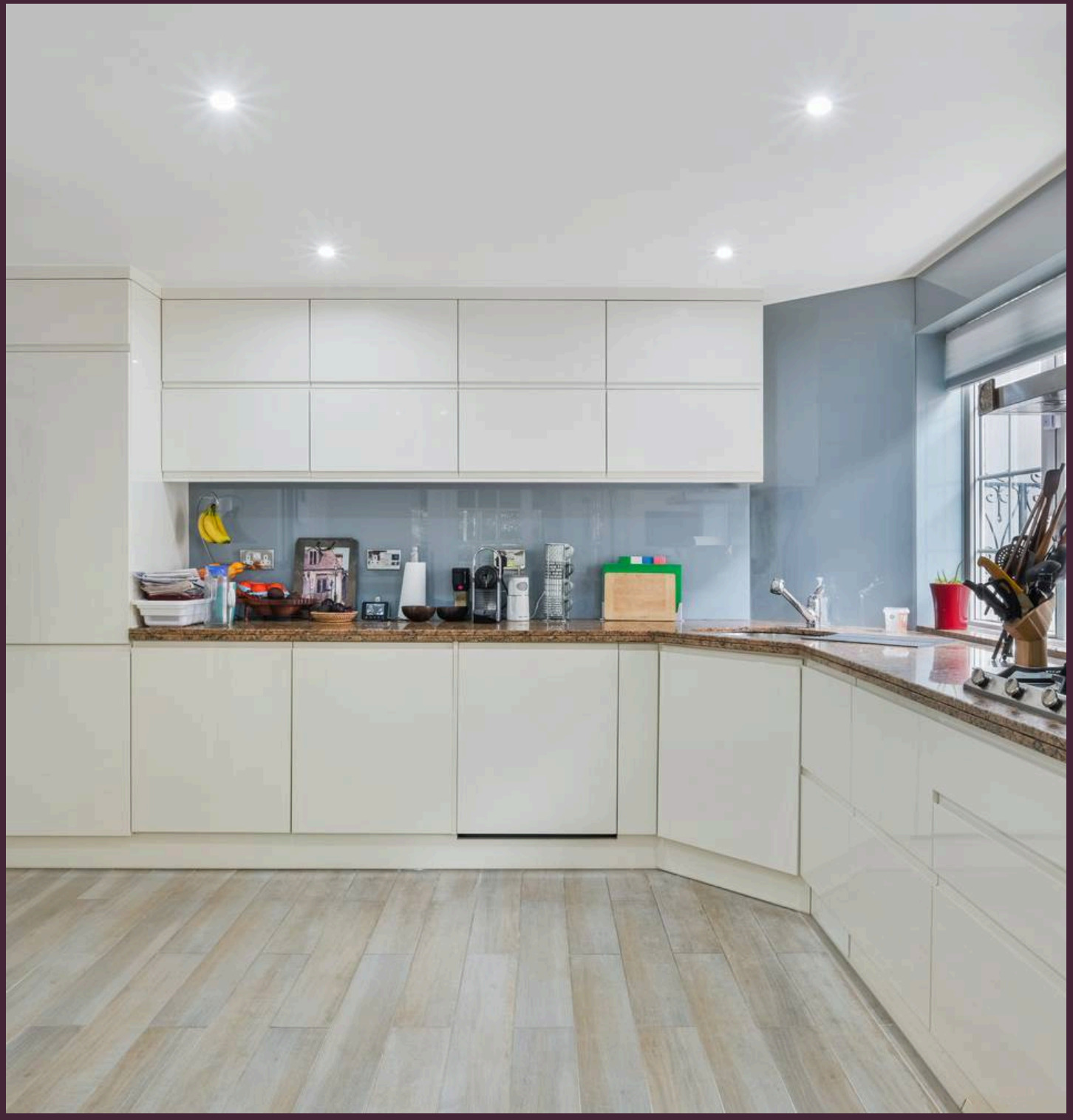
Offering 2,698 sq ft of accommodation over two floors, this substantial detached family home provides generous, well-balanced living space, with excellent proportions and flexibility for modern family life. The property also benefits from 18 solar panels, providing an energy-efficient feature, while the sizeable 55ft x 60ft frontage offers excellent parking and a pleasant sense of privacy from the road.













Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





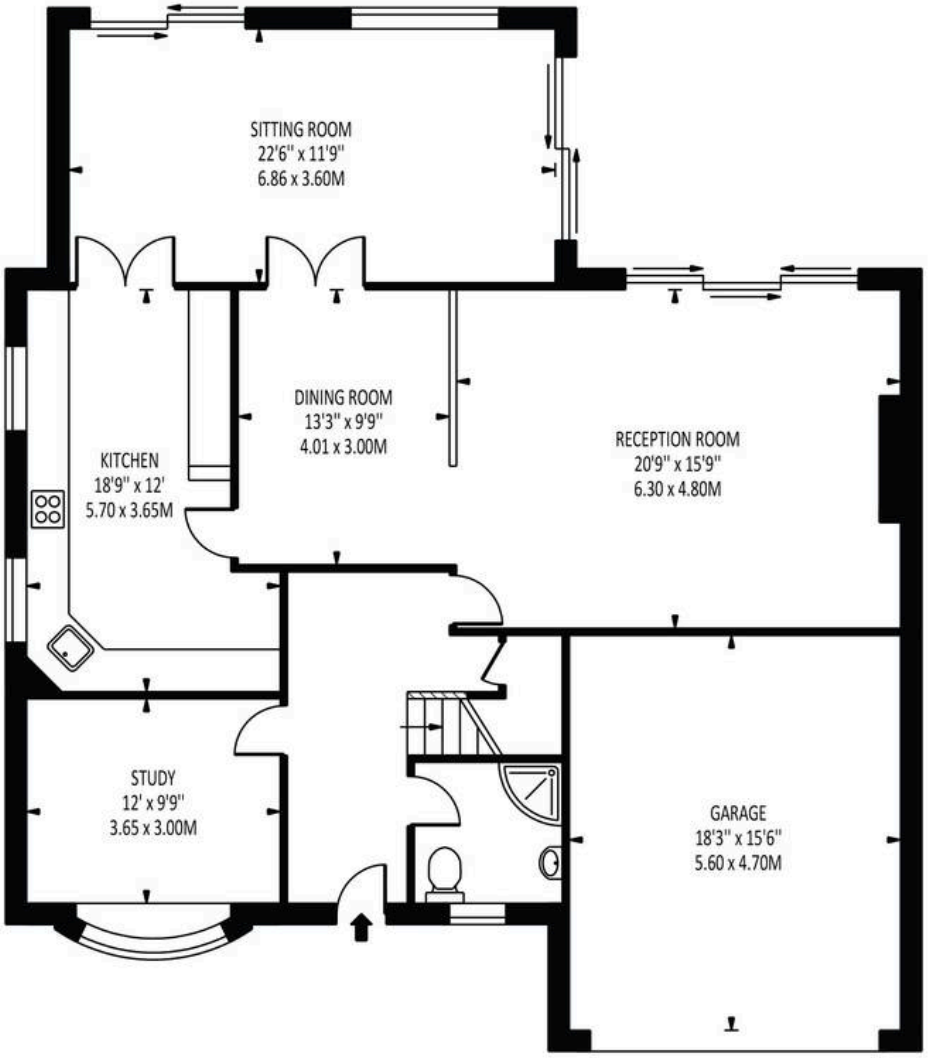


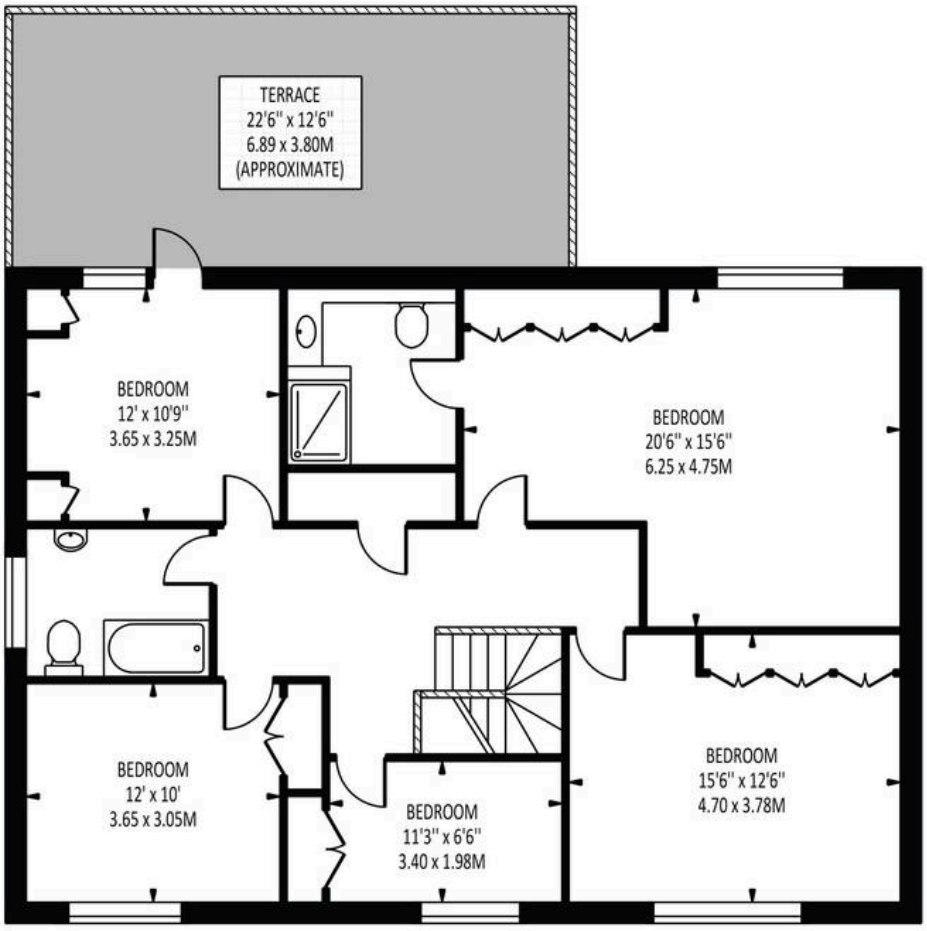


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Total Area: 2698 SQ FT • 250.63 SQ M
(Including Garage)
Garage Area : 283 SQ FT • 26.32 SQ M





Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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