

The PERSONAL Agent

Monro Place, Epsom

Guide Price £900,000

Monro Place

Epsom

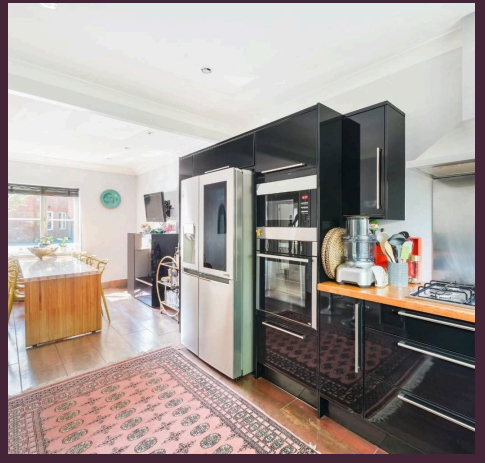
- Detached double garage & driveway
- 23ft kitchen/dining room
- 23ft living room
- Exclusive cul de sac position
- Four/five bedrooms detached home
- 45ft secluded rear garden
- Two ensuites & family bathroom
- Stylish office pod with bifolds
- Utility room & downstairs W.C
- Surrounded by parkland

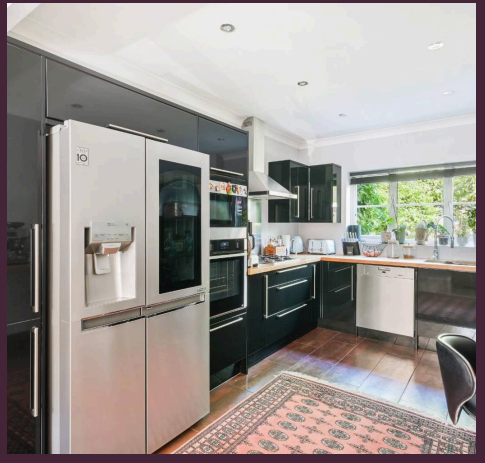
The Personal Agent are proud to present this cleverly extended detached family home, ideally positioned at the head of an exclusive cul-de-sac of just four houses within this highly desirable private development.

Offered in superb order throughout, the property provides a generous and flexible 2,218 sq ft of accommodation, including excellent extended bedroom space. Ewell West railway station (Zone 6) is just a short drive away, offering direct services to London Waterloo in approximately 34 minutes.

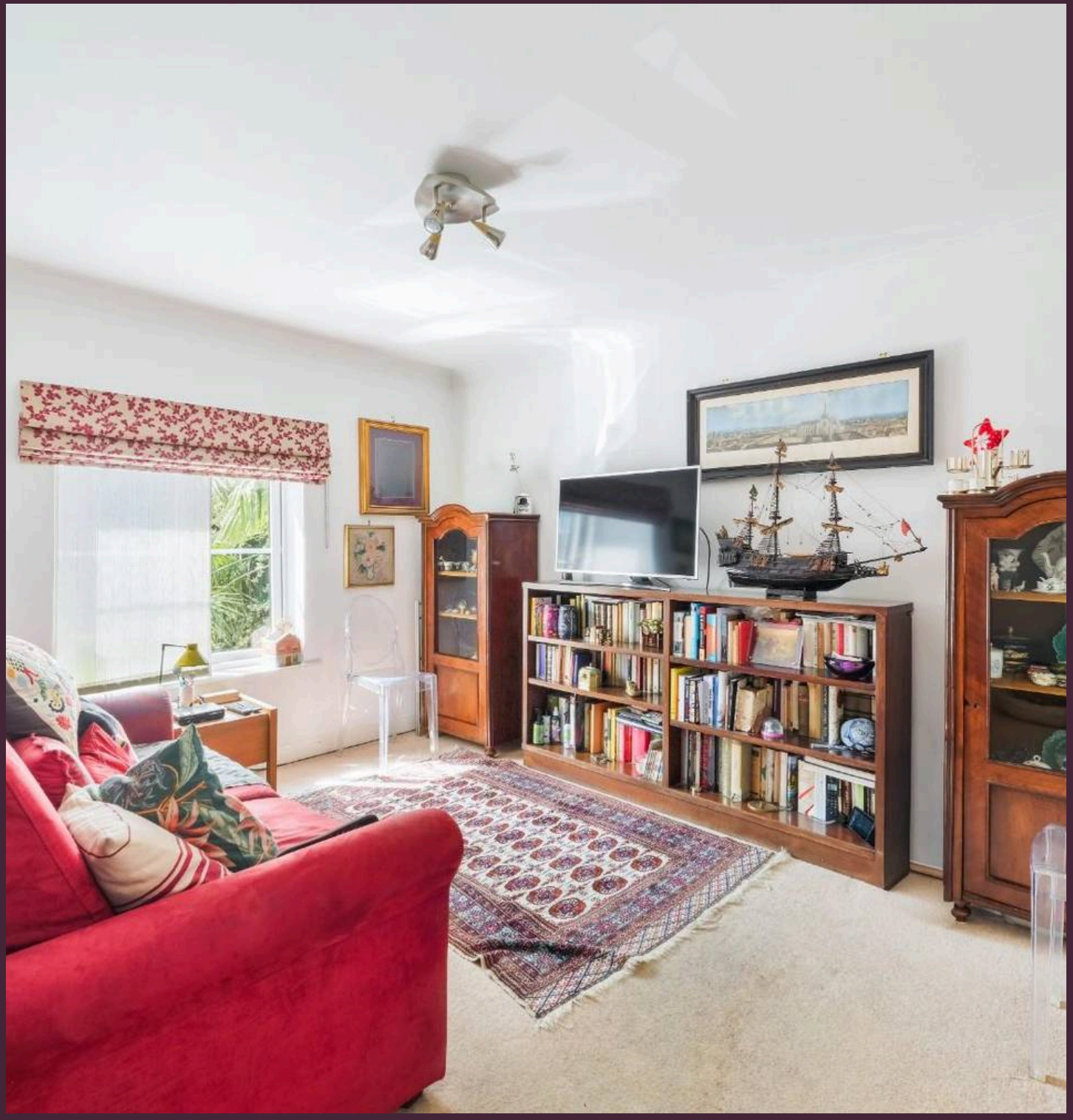
The open spaces of Horton Country Park and David Lloyd Leisure Centre are also within easy reach, combining convenience with an excellent outdoor lifestyle. From the moment you step into the welcoming central entrance hall, the well-balanced layout and generous proportions are immediately apparent.





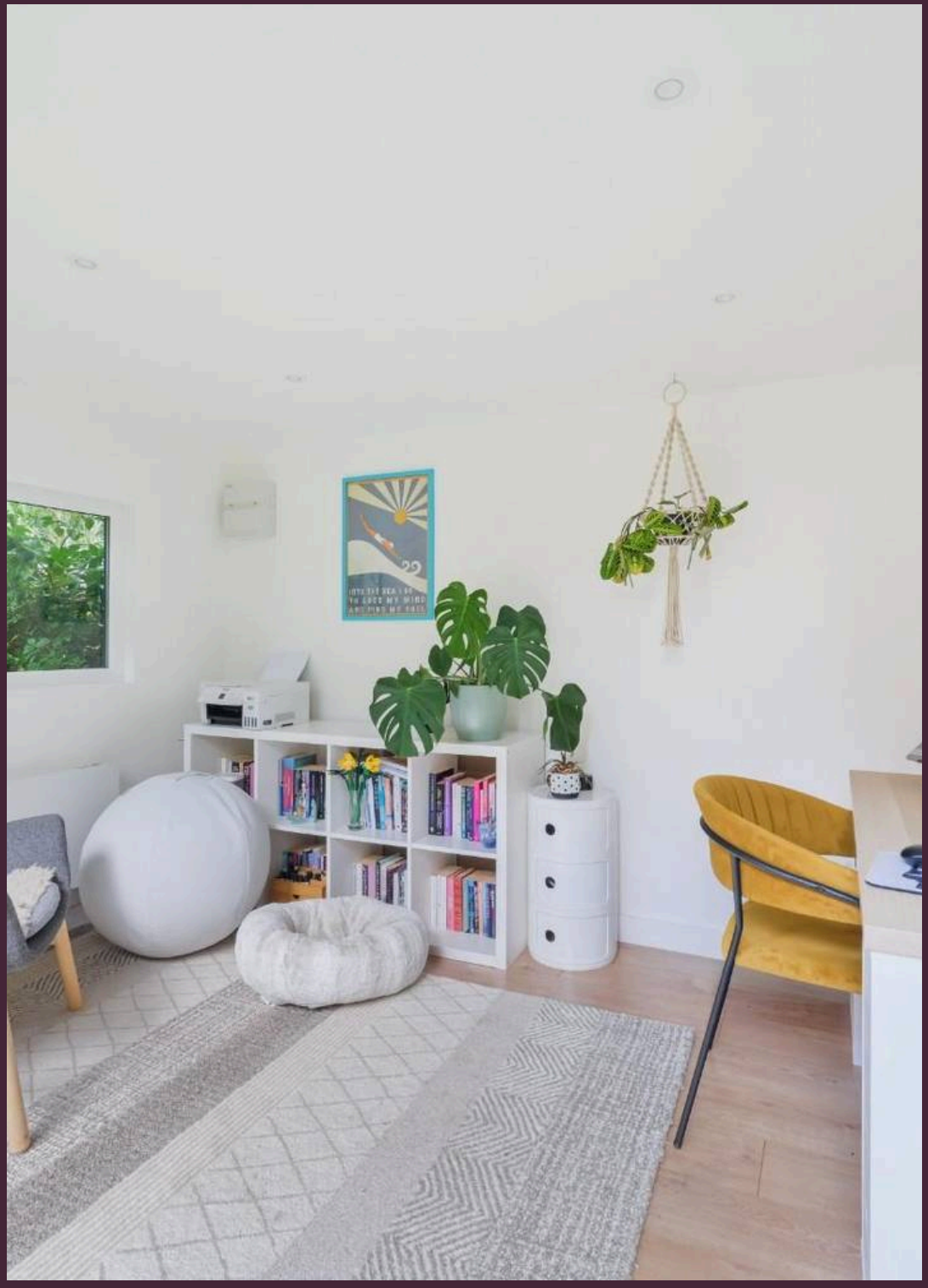






Description

The property comprises a spacious reception hall, impressive 23ft double-aspect living room and a superb 23ft kitchen/dining room. A practical utility area with its own door provides easy access to the garden, while a downstairs cloakroom completes the ground floor. The accommodation continues upstairs, with the guest bedroom benefiting from fitted wardrobes and a modern ensuite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom. A study/bedroom five features a fitted staircase leading to the impressive principal suite, measuring 25ft x 17ft, with its own ensuite shower room and dual-aspect windows providing an abundance of natural light. For added practicality, all bedrooms benefit from fitted wardrobes or useful cupboard space.



The rear garden is a particularly appealing feature, offering a secluded and low-maintenance space measuring approximately 45ft x 30ft. A stylish modern office pod with bi-fold doors provides an excellent additional space, equally suited to home working, hobbies or relaxation. Further benefits include a large driveway providing parking for two to three cars, together with a detached double garage with power and lighting. An electric vehicle charging point adds further convenience. The property is ideally positioned close to green open spaces and the surrounding country park, while also benefiting from access to good local school catchments. There is further scope to extend the property, subject to the usual planning consents, providing an opportunity for future owners to adapt the home as their needs evolve. Combining generous and versatile accommodation with excellent outside space, practical amenities and a desirable location, this is an appealing family home that warrants an early viewing.

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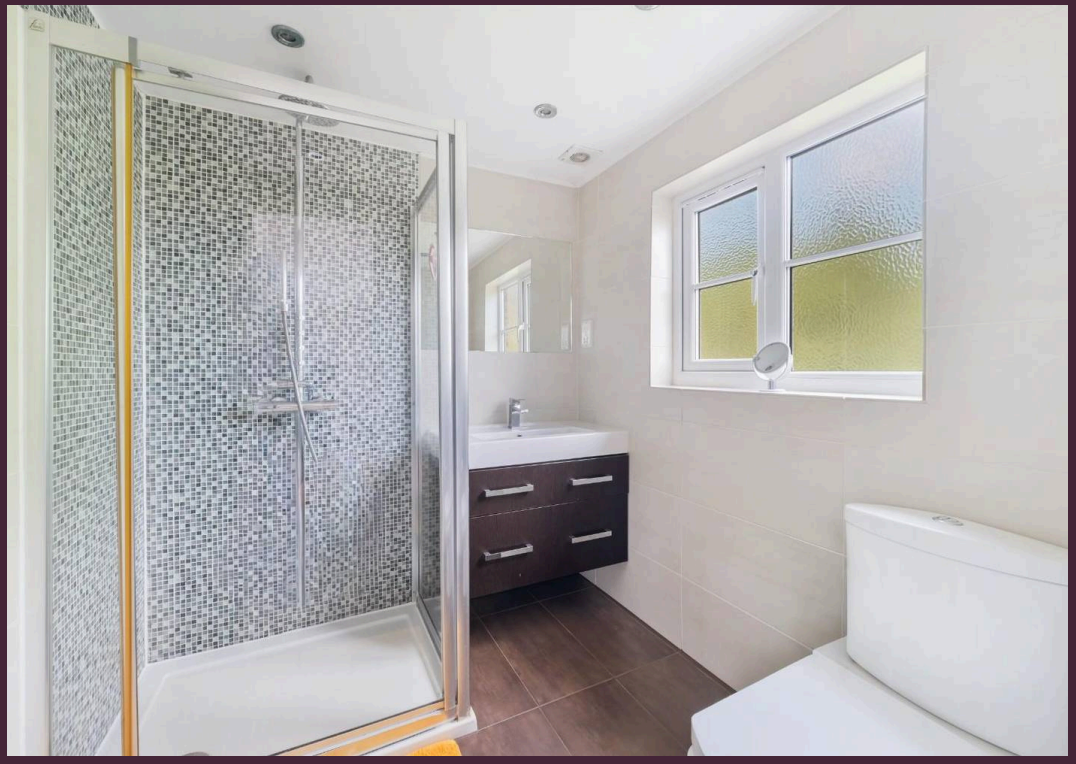
Council Tax band: G

Tenure: Freehold

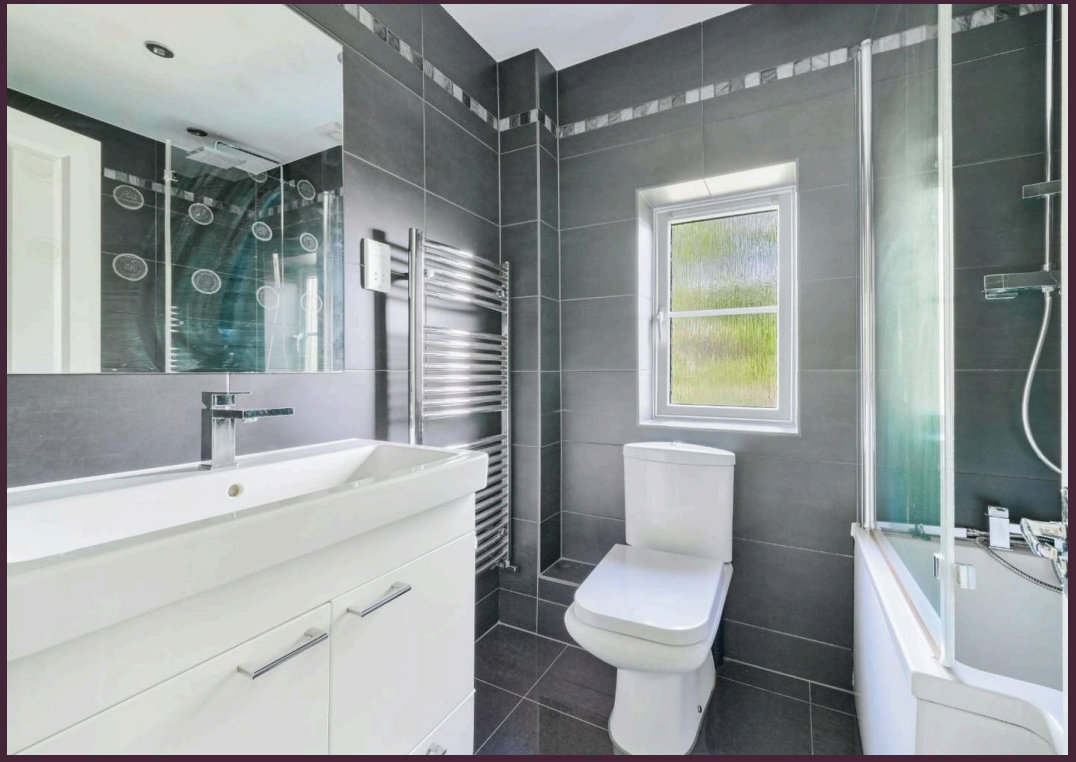
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









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Total Area: 2218 SQ FT • 206.02 SQ M
(Including Double Garage, Office & Utility Room)
Double Garage Area : 398 SQ FT • 37.02 SQ M
Office Area : 81 SQ FT • 7.54 SQ M
Utility Room Area : 34 SQ FT • 3.15 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.



The Personal Agent Epsom

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