



Parkview Way, Epsom, Surrey, KT19

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# A Modern Family Home

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A modern, four-bedroom family home located within a popular residential development.

Presented in excellent condition throughout, this property features an open-plan living/dining room, extended by the current owners, a spacious kitchen, a landscaped garden, and a garage with internal access.

Across the top two floors are four bedrooms and two bathrooms, one of which is en-suite.

The property is ideally situated near Horton Country Park, Hobbledown Adventure Farm and Zoo, and Chessington World of Adventures, along with several of the area's highly regarded schools.

Epsom town centre is conveniently located and offers an excellent range of shops and everyday amenities, including The Ashley Centre, which surrounds the Clock Tower dating back to 1847. The high street also provides a variety of restaurants, pubs, coffee shops, and an Odeon cinema.

The train station is centrally located and offers frequent services to London Victoria, London Bridge, and Waterloo, as well as Clapham Junction, Wimbledon, West Croydon, Sutton, Leatherhead, Dorking, Guildford, and Horsham.

Epsom offers superb leisure facilities and is famously home to The Derby, held on Epsom Downs. The RAC at Woodcote Park, set within 350 acres of beautiful Downs countryside in Surrey, features two 18-hole golf courses, four squash courts, six floodlit tennis courts, a modern gym, an indoor swimming pool, treatment rooms, restaurants, bars, and accommodation. The area also includes golf courses at Epsom Downs, Horton Park, and Leatherhead, as well as a David Lloyd Leisure Centre.

The area boasts an excellent range of private schools, including Epsom College, City of London Freeman's School, Kingswood House, St John's, Downsend, and Danes Hill in Oxshott. Local state schools include Stamford Green, Blenheim High School, Epsom and Ewell High School, Rosebery, Glyn, and NESCOL College.

The M25 and A3 are easily accessible, providing links to central London, Heathrow, and Gatwick Airports.

Local Authority: Epsom and Ewell  
Council Tax: F  
Tenure: Freehold





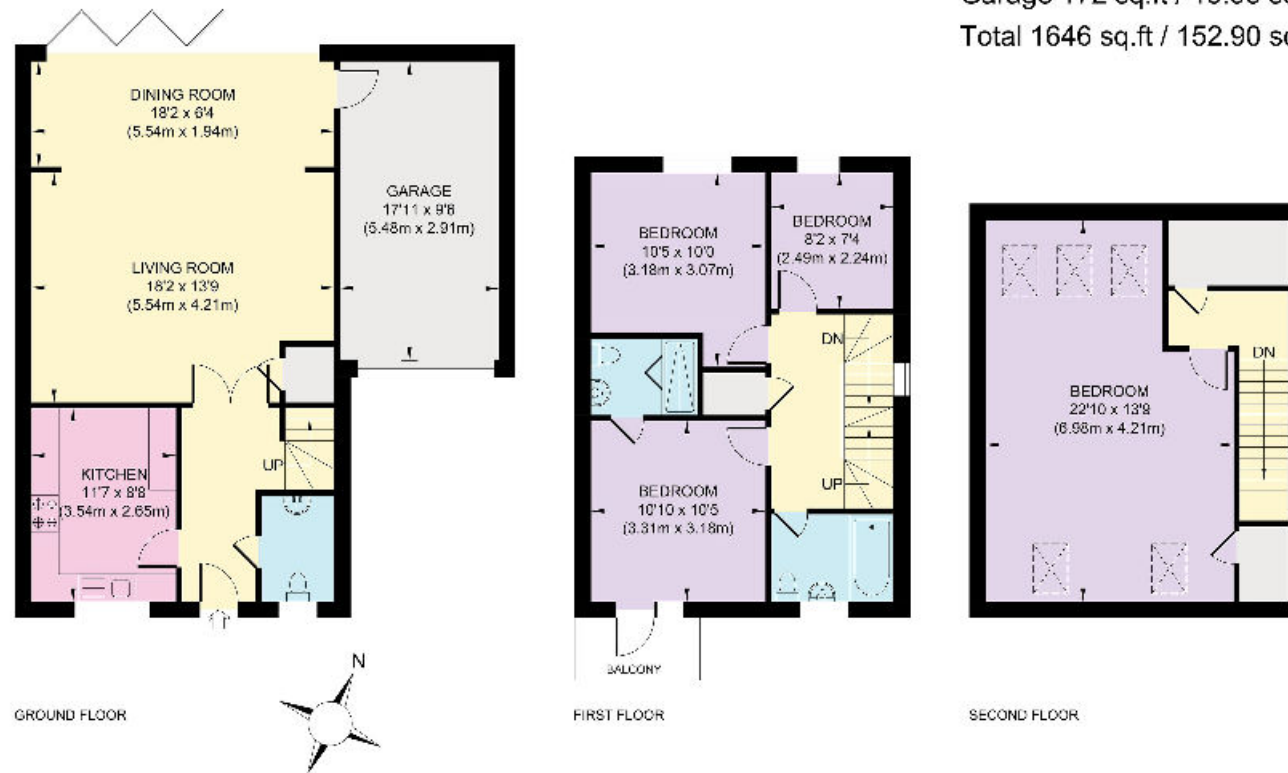


## Approximate Gross Internal Area

Main House 1474 sq.ft / 136.95 sq.m

Garage 172 sq.ft / 15.95 sq.m

Total 1646 sq.ft / 152.90 sq.m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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