



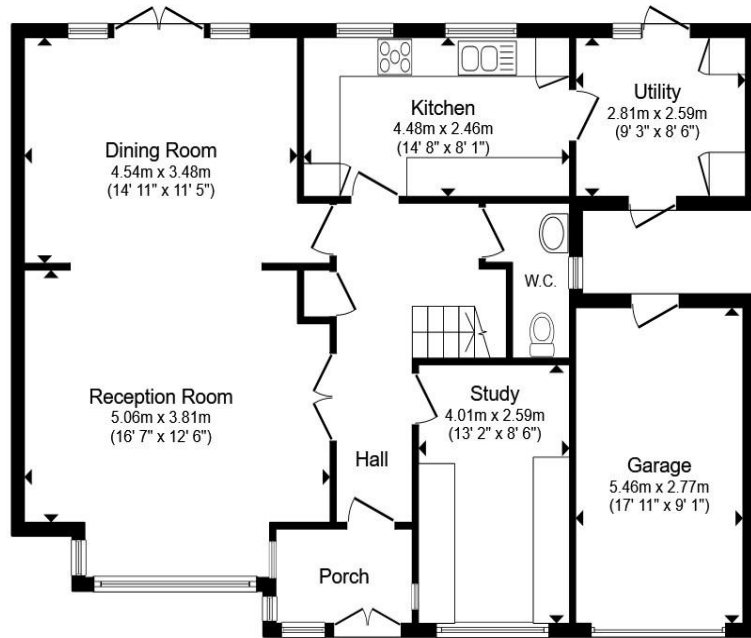
Wallace Fields, Epsom KT17 3AX

welcome to

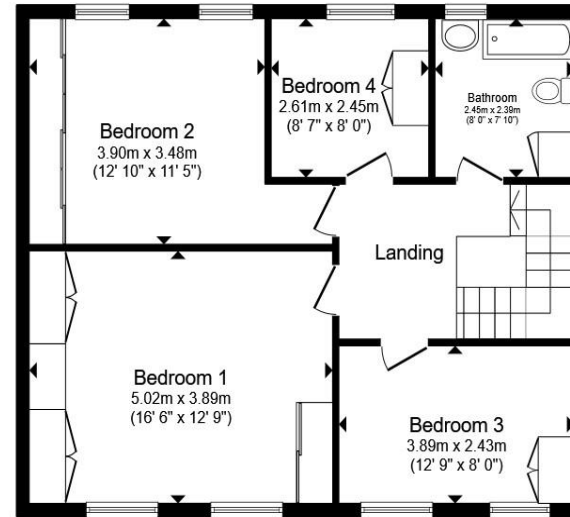
Wallace Fields, Epsom

Set in an enviable parkside position backing onto Alexandra Park, this impressive detached residence provides spacious and versatile family accommodation in the heart of Epsom's most sought-after school catchment & offered with no forward chain.





Ground Floor



First Floor

Total floor area 166.1 m² (1,788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Occupying a highly sought-after position backing directly onto the beautiful Alexandra Park, this impressive four bedroom detached family home offers generous & versatile accommodation approaching 1,800 sq ft, all within easy walking distance of Epsom town centre, mainline station and the highly regarded Wallace Fields Schools.

Offered to the market with no onward chain, this rarely available home represents a fantastic opportunity for families seeking space, convenience & an exceptional location.

The ground floor is thoughtfully arranged around a welcoming entrance hall & comprises a substantial dual aspect, open plan reception-dining room, with a 3rd versatile reception room currently used as a study (ideal for those working from home). The fitted kitchen overlooks the rear garden & has 2 ovens and considerable work surface, together with a spacious adjoining utility room. There is also a downstairs cloakroom and enclosed porch.

Upstairs, the spacious landing leads to four well-proportioned bedrooms all with fitted wardrobes, and a family bathroom. The principal bedroom is particularly impressive, whilst the remaining bedrooms provide excellent accommodation for growing families.

One of the property's standout features is the mature south-facing rear garden, which enjoys a wonderful backdrop directly onto Alexandra Park, creating a peaceful & private setting rarely found so close to the town centre. The property also benefits from a private driveway and integral garage.

welcome to

Wallace Fields, Epsom

- Detached Four Bedroom Family Home
- Directly Backing onto Alexandra Park
- Approximately 1,788 sq ft of Accommodation
- Separate Study/Home Office
- Landscaped South West Facing Rear Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: G

offers in excess of

£1,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

EPS109588 - 0005

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