



30 GLANVILLE WAY
EPSOM, KT19 8HT

£700,000
FREEHOLD

A four bedroom, two bathroom end of terrace "ECO" home built by Crest Nicholson in 2012 on the well regarded Noble Park development.

**BURTON
MATTHEWS**

30 GLANVILLE WAY



Built by Crest Nicholson in 2012 as part of the pioneering AIMC4 project, this impressive eco-conscious family home was designed for modern, low-carbon living. It benefits from triple glazing, enhanced loft insulation and highly insulated walls and ground floors, offering excellent energy efficiency throughout. Arranged over three floors, the property provides generous and versatile accommodation on the sought after Noble Park development.

On the ground floor, there is an inviting entrance hall leading to a contemporary kitchen/dining room, a spacious living room with views and double doors leading to the garden and a convenient downstairs W.C. The first floor comprises two well-proportioned double bedrooms with fitted wardrobes, a further single bedroom currently used as a home office and a modern family bathroom. The entire second floor is dedicated to an impressive principal suite, featuring a walk-in wardrobe/dressing area and a stylish en suite shower room, along with a substantial additional storage space.

Externally, the property enjoys a private and well-established rear garden measuring approximately 24 x 35 ft. As an end-of-terrace home, it benefits from side windows that enhance natural light, as well as side gate access to the rear. To the front,

there are two allocated parking spaces.

Noble Park is a peaceful housing development surrounded by Horton Country Park and Epsom Common, ideal for those raising a family and wanting to enjoy green spaces. Excellent schooling options locally include the primary schools of Stamford Green and Southville Park, or secondary schools including Blenheim High or Rosebery School. Epsom High Street and mainline train station with services to London Waterloo, Victoria and London Bridge are 1.25 miles away. There is also a regular bus service into Epsom town centre from Noble Park.

Additional Information

Local Authority – Epsom & Ewell

Council Tax – Band F

Viewings – By Appointment Only

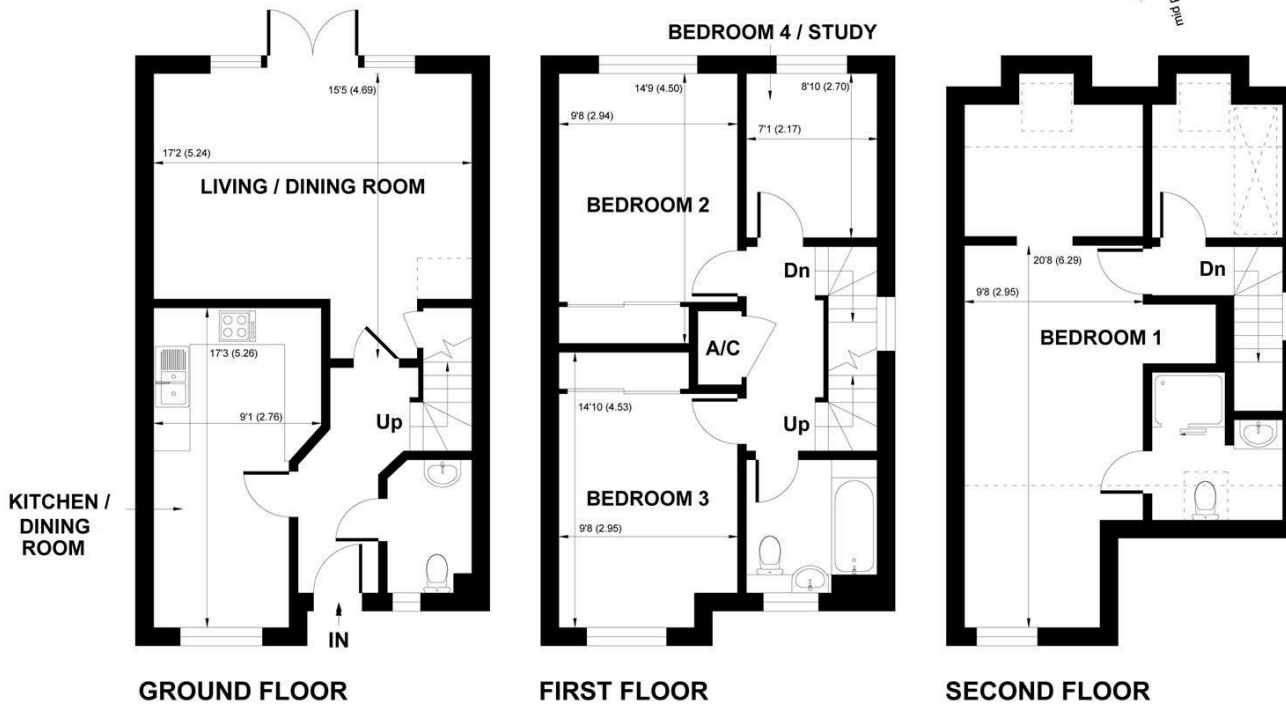
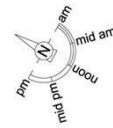
Floor Area – 1420.85 sq ft

Tenure – Freehold

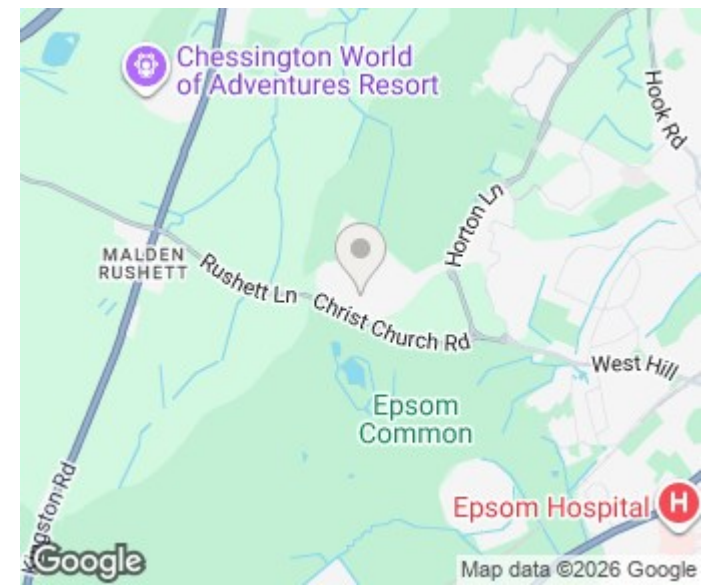


Glanville Way

Approximate Gross Internal Area = 132.9 sq m / 1431 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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