



Alpine Close, Epsom

£500,000

Freehold

- Three spacious bedrooms
- Modern Kitchen/Diner
- Utility Room
- Ensuite shower room
- Downstairs cloakroom
- Family bathroom
- One allocated parking spaces
- South/Westerly facing garden
- Accommodation approaching 1414 Sq. Ft
- Excellent school catchment



Located in the heart of West Ewell and walking distance of shops, this attractive and deceptively spacious townhouse offers flexible and bright accommodation laid out over three floors approaching 1414 Sq Ft of space.

The property is situated within close proximity of Epsom & Ewell High School and within 1.2 Miles of Tolworth & Stoneleigh Stations giving easy access to London Waterloo, also great access to the A3 and M25.

Benefitting from a design that embraces modern family living but also has amazing entertaining spaces suitable for all social occasions, it would be difficult to find a better balanced and more versatile home than

the one we offer here. Couple this with being just a stone's throw from the bus stop and a short walk from the local Co-op express convenience store and this impressive house really caters for all needs.

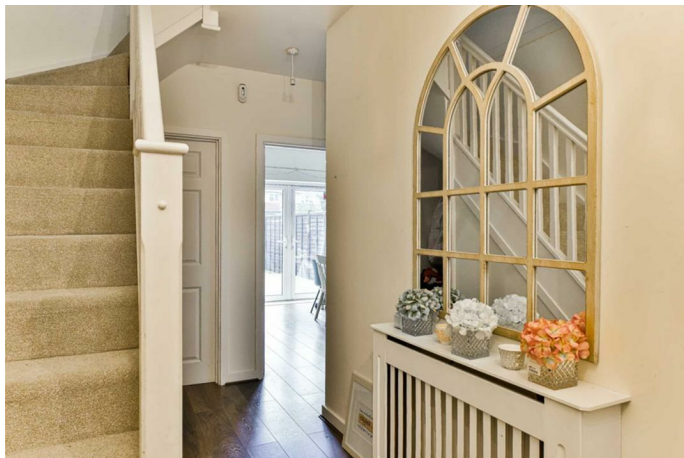
The accommodation is both highly practical and bright with the ground floor comprising a utility room, a reception room both offering access to the south west facing garden and a ground floor cloakroom. There is also access to the integral garage. On the first floor is a modern kitchen/diner and living room. The top floor comprises three extremely well proportioned bedrooms, one with en-suite and a family bathroom.

Further noteworthy points to mention include are a fully enclosed South/Westerly rear garden and two

allocated parking spaces just to the front of the property.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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

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