



Mimosa Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £625,000 Freehold

- Popular private cul-de-sac
- Three bedrooms
- En-Suite to master
- Two parking spaces
- Close to Epsom Downs
- Downstairs W/C
- Integrated kitchen appliances
- Private rear garden
- Lounge / Diner
- Potential to extend STPP



The Personal Agent are delighted to bring to the market this stunning three bedroom semi-detached home located in an extremely popular private cul-de-sac just moments from the world famous Epsom Downs.

Upon entry the abundance of space and light is immediately apparent as you step into the entrance hallway. To the right hand side is the modern kitchen complete with integrated appliances and room for a breakfast seating area. To the rear of the property is the stunning

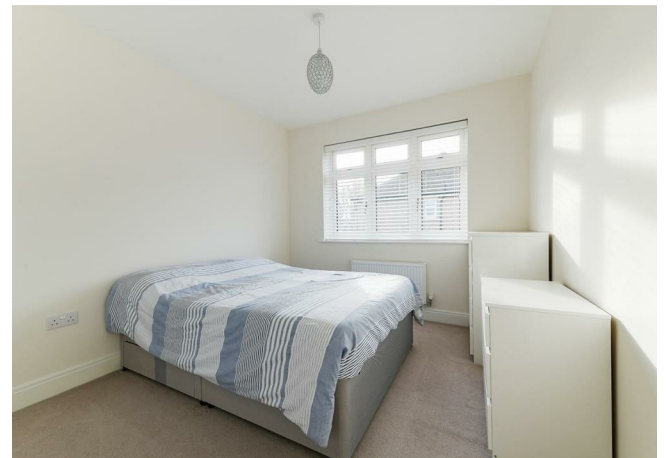
lounge / dining area, with doors leading directly onto the private rear garden, and boasting a large under stair storage cupboard. The downstairs accommodation is completed by the downstairs w/c.

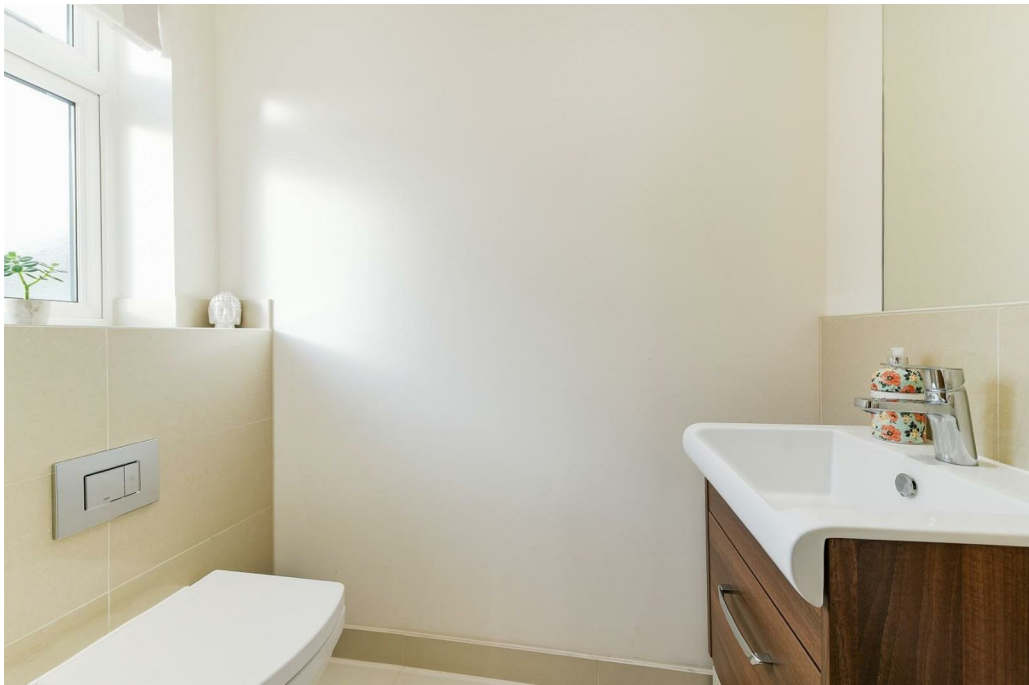
On the first floor there are three double bedrooms, including the master bedroom with en-suite, as well as the family bathroom. Outside there is parking for 2 cars to the front of the home.

Mimosa Close is a highly desirable private road

within close proximity of Epsom Downs station. There are also many alternative stations available within a short radius. If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just at the end of the road.

The practicality of the location continues with a number of local convenience stores should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is Banstead Village and Nork.





Mimosa Close Epsom



Ground Floor = 540 sq ft

First Floor = 545 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 540 sq ft / 50.17 sq m
 FIRST FLOOR = 545 sq ft / 50.83 sq m
 Total = 1085 sq ft / 100.80 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	89
(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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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

