



Juniper Close, Epsom



Guide Price £855,000

Freehold

- Five spacious double bedrooms
- Modern detached house
- Stunning position fronting onto parkland
- Large lounge/dining room
- Kitchen/breakfast room
- Downstairs cloakroom
- En-suite shower room to master
- Family bathroom
- Secluded 39ft x 39ft Southerly garden
- Short walk of Zone 6 Station



Occupying arguably the best position within this highly sought after road and fronting onto private parkland, this immaculately presented detached family home warrants immediate inspection to fully appreciate everything it has to offer.

The property enjoys accommodation approaching 2000 Sq Ft and benefits from bright and light rooms that really flow and makes the most of the available space. This stunning modern home should be viewed at your earliest convenience.

The property benefits from light and spacious accommodation and comprises a contemporary kitchen/breakfast room, 18ft lounge/diner with patio doors opening to the rear garden, downstairs W/C and a garage with a utility area to the rear, that provides potential to convert into more reception space STPP.

On the first floor there are four bedrooms, all doubles, with one

or more that could easily be utilised as a home office/study for clients wishing to work remotely, the master bedroom also benefits from an en-suite shower room and wardrobes whilst the family bathroom completes this floor.

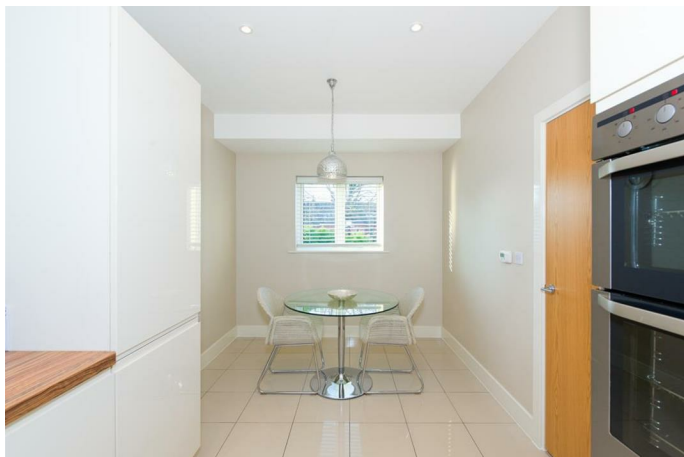
On the second floor is the an amazing bonus room/bedroom suite measuring 20ft x 18ft, with potential to add an en-suite shower room if desired and double doors then lead onto the covered balcony, with glass balustrade and a stunning elevated outlook over the communal grounds of this popular residential development. In total the property offers accommodation approaching 1931 Sq. Ft.

Outside to the front is a driveway leading to the integrated garage which measures 20ft and a mature front garden, the position of the property at the end of the cul-de sac also ensures that there is extra visitors parking in front of the driveway. The private 39ft x 39ft rear garden is incredibly secluded from neighbouring properties with a patio area for entertaining across the rear and enjoying the coveted Southerly aspect.

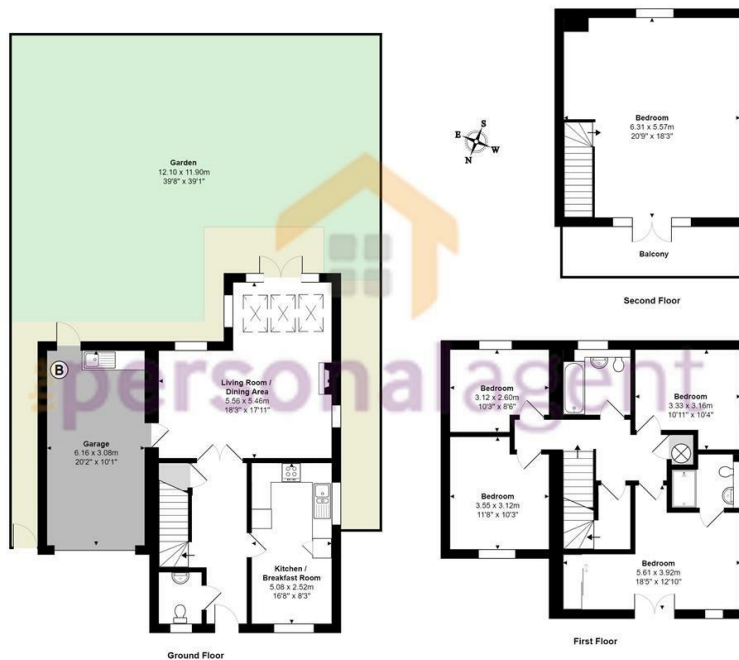
Viewing is strongly advised to fully appreciate this well balanced and extremely well presented home and with Ewell West railway station (zone 6) just a short walk/0.7 mile away, close proximity of Epsom town centre and on the periphery of Horton Country Park with David Lloyd leisure centre features pool, gym and other sports facilities, this modern, attractive home sets the bar very high indeed.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. There is also a wide variety of cafés, restaurants and pubs available locally not to forget the excellent primary and secondary schools, both state and independent.

Freehold







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Total Area: 179.4 m² / 1931 ft² (excluding balcony, garden)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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