



John Watkin Close,



£1,200,000

Freehold

- Modern Detached Residence
- Around 3000 sq ft of Accommodation & Garaging
- Five Double Bedrooms
- Four Bath/Shower Rooms
- Kitchen/Breakfast Room
- Four reception rooms
- Utility
- Triple Garage
- Generous Garden
- Parking for Several Vehicles

A superbly positioned five double bedroom detached family home backing Horton Country Park on the fringes of the ever popular Clarendon Park.

Having been extensively modernised by the current owners and enjoying around 3000 sq ft of accommodation and garaging this is an impressive home with ample space for a large family.

Not often houses of this size and calibre come to the market so early viewing is highly recommended.



Upon entering the property you are greeted with an impressive entrance hall leading to a beautifully fully fitted kitchen/breakfast room, lounge with fireplace and doors to the rear garden, and a dining room interlinking the two rooms. There is a further family room, study, downstairs cloakroom and utility room.

Upstairs are five double bedrooms with two refitted ensuite shower rooms and family bathroom.

Outside, the driveway leads to a triple garage, and the rear gardens are landscaped with seating and barbeque areas.

This beautiful home sits in a commanding position at the end of a small cul de sac and backs onto the open space of Horton Country Park. The large driveway provides parking for several vehicles and the generous level garden offers an excellent degree of privacy.

The location is fantastic with easy access to the country park with its bridle paths, green protected open space and easy access to David Lloyd leisure centre. Epsom town centre is a short distance away and Ewell West (zone 6) railway station is approximately 1.0 mile away.

Freehold







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