



Rona Maclean Close, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Four Well Proportioned Bedrooms
- 29ft x 27ft Open plan Kitchen/Living/Dining
- Gated Development
- Upgraded Kitchen
- Family Bathroom & Ensuite to Master
- Off street parking
- Low Maintenance Rear Garden
- Close to Stamford Green School's West Gate
- Idyllic Location

Constructed by Bovis Homes in 2016, this private gated development is surrounded by woodland yet is within walking distance of Epsom town Centre and outstanding local schools. This deceptively spacious modern home enjoys an excellent position within this desirable and private cul de sac fronting on to woodland. The property is located on the periphery of Stamford Green area and benefits from a secluded low maintenance Westerly facing rear garden and is within close proximity of the open spaces of Horton Country Park.

The property itself is in very good order, having been maintained, updated and well kept by the current owner, coupled with the well balanced and flexible space it provides which would suit a growing family but just as easily satisfy someone wanting to downsize but not downgrade, all of which makes finding a more impressive property within this price range a very difficult task indeed.

Convenience is never far away with this property and its location



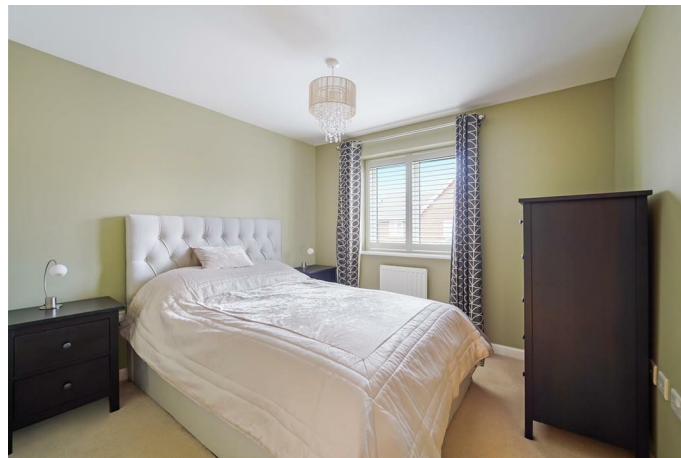
provides you the very best of both worlds. Epsom railway station is a mere mile walk away and a selection of local shops are just around the corner to cater for most day to day needs.

As soon as you step through the front door you instantly get the measure of this fine home, but be patient as there are many further pleasant surprises. The entrance hall leads to an incredibly impressive 29ft x 27ft open plan kitchen/living/dining room, this is an excellent entertaining space with bifold doors onto a secluded and private West facing rear garden which is larger than average in this development and a real sun trap.

The impressive accommodation continues on the first floor with a master bedroom with ensuite shower room, three further good sized bedrooms and the main family bathroom. There is a driveway with off street parking for one car and there is further visitors parking within the cul de sac. The communal areas are always well kept and provide the best first impression for home owners and potential buyers alike.

The location is fantastic with easy access to the country park with its bridle paths, green protected open spaces 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.

Tenure - Freehold
Council tax band - F





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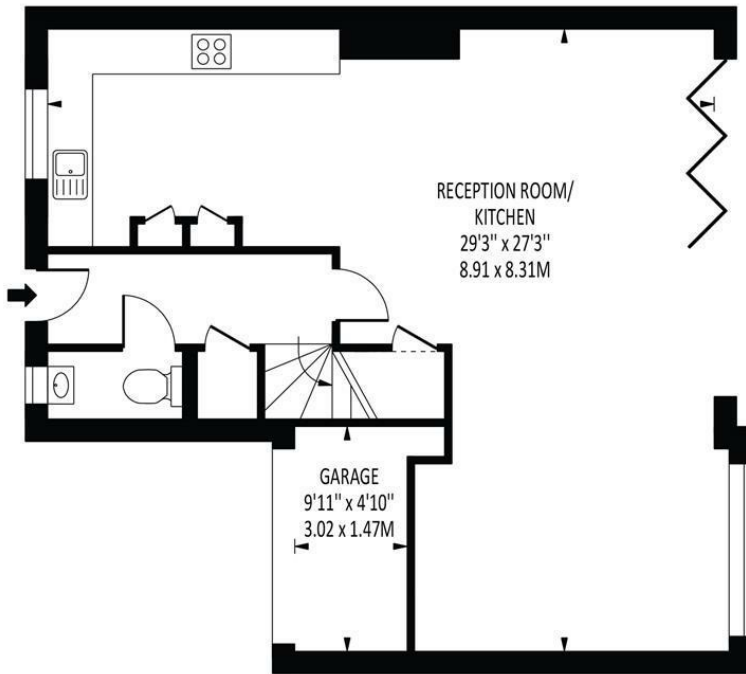


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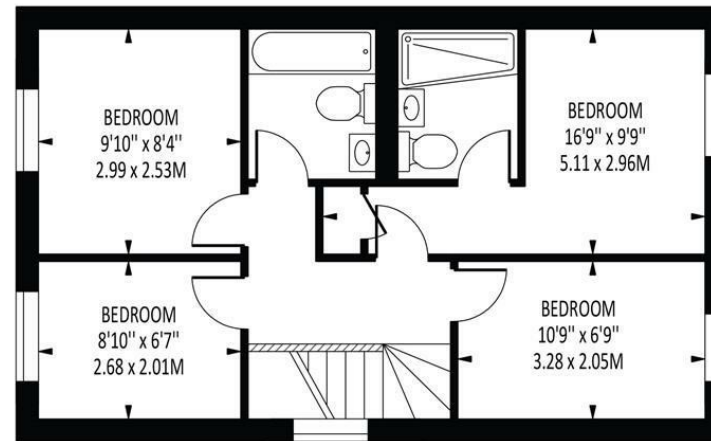
Total Area: 1189 SQ FT • 110.46 SQ M

(Including Garage)

Garage Area : 51 SQ FT • 4.70 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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The
PERSONAL
Agent

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Registered in England No. 4398817.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	95
(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	

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.

