



St. Martins Close, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £650,000 Freehold

- No ongoing chain
- Heart of the College Area
- Cleverly extended home
- Three bedrooms
- Impressive living & family room
- Separate dining room / home office
- Modern kitchen with marble worktops
- Modern upstairs bathroom
- Driveway with parking for two cars
- 65ft x 30ft private rear garden

Offered with no ongoing chain, The Personal Agent are pleased to present this attractive semi-detached house that is located within the very heart of the highly desirable College Area in a rarely available and quiet cul-de-sac. Being just a short walk from the town centre and railway station, which is little over half a mile away, the property is excellently positioned.

Presented to a good standard throughout, the property benefits from bright and light extended accommodation laid out over two floors. This fine home offers longevity and a fantastic opportunity to place your own stamp on and create a wonderful family home in one of the area's most favoured locations.

St. Martins Close is a small cul-de-sac of just eleven other homes and has excellent access to all the surrounding amenities and is within the catchment areas to many outstanding primary and secondary schools. The house is also close to transport links with Epsom providing a commuter service to London Bridge, Waterloo, and Victoria.



The accommodation comprises a spacious extended living room that links to a family room with vaulted ceiling. This provides a great entertaining space and a hub for day-to-day family life, as well as a bay fronted reception room at the front of the property, which is currently being used as a study but could easily be a dining room or playroom. From a practical sense, the ground floor is completed by a modern kitchen with marble worktops and a door with side access. On the first floor there are also two generously proportioned double bedrooms, a third single bedroom and a modern upstairs bathroom suite.

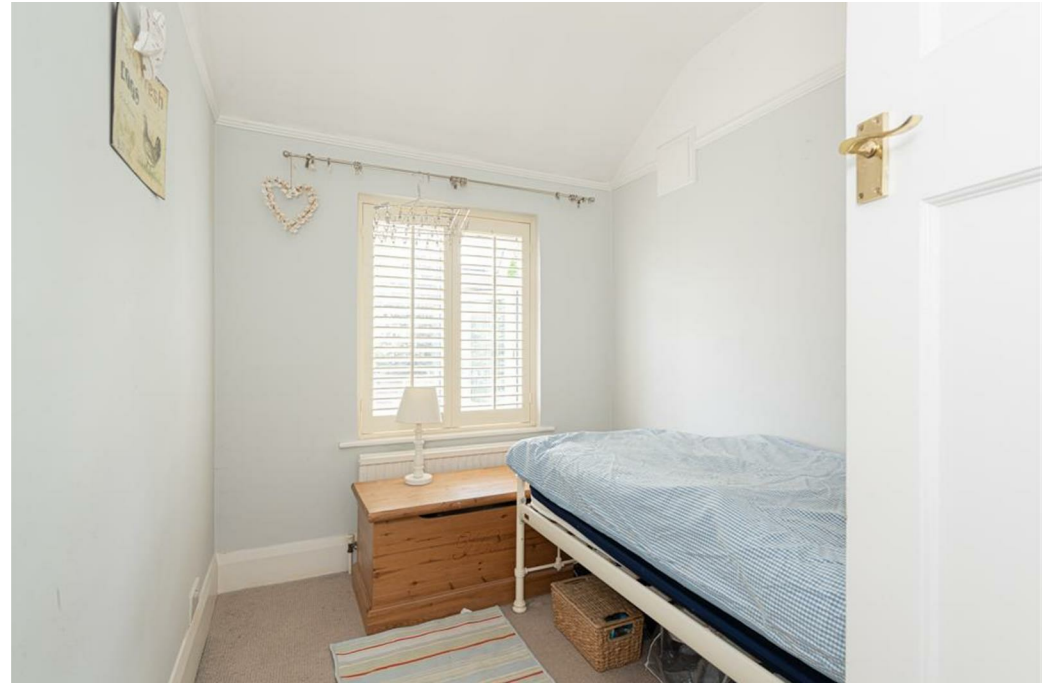
The secluded Easterly facing rear garden measures 65ft is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a large, paved terrace. There is access to the side of the property as well as the potential to create rear access to Albert Road. To the front is a driveway with off street parking for two cars, further adding to the desirability of this rarely available home.

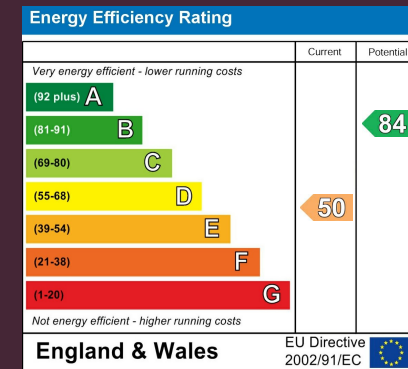
There are so many stand out features that make this home special, whether it is the larger than average garden for its location, the double length driveway, the tasteful extension, or the scope to extend further if desired, it is sure to tick many of the boxes on a buyer's wish list.

Epsom High Street is also close by and has a variety of shops, including the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym, and other sports facilities. There is also a wide variety of cafés, restaurants, and pubs available locally not to forget the excellent primary and secondary school catchment.

Tenure - Freehold  
Council Tax Band - D







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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.

