



Ethel Bailey Close, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £880,000 Freehold

- Modern detached family home
- Five sizeable bedrooms
- 18ft living/family room
- 21ft kitchen/dining room
- En-suite shower room & main bathroom
- Downstairs cloakroom
- South/Easterly facing garden
- Periphery of Country Park & walk to station
- Still under NHBC warranty
- Sought after cul-de sac location

Set in a superb position within the heart of a small gated community this impressive detached family home should be viewed first hand to be fully appreciated.

Presented to the market in very good condition, this well designed home features five generously proportioned bedrooms, two bathrooms, a large kitchen/diner that is the heart of the home, 18ft living room with doors to the garden and a downstairs W.C. There is a driveway with two parking spaces with further visitors bays available within the development as well as a sizable integral garage that provides the opportunity to convert into extra living space if desired.

The outside space also works perfectly with a low maintenance rear garden that benefits from a sunny Southerly aspect, patio and garden shed. There is a lockable gate that provides access to the front which is mainly laid to lawn with flower borders.

Further noteworthy points to mention include excellent school catchment, easy access to Horton Country park, Stamford Green conservation area, David Lloyd leisure centre and the remainder of the NHBC new build guarantee.



As mentioned, due to the age of the property it is still covered under the full NHBC warranty (which expires in 2027). The house is perfect for a growing family and is ideally located for the excellent Stamford Green Primary School (Ofsted outstanding), with the school's West Gate located under a minutes walk away.

However, the property would also be just as suited to a professional couple who can potentially grow into the home due to its numerous stand out features and exceptional position and location.

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, 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.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Viewing is strongly advised to fully appreciate this fine modern home.

Tenure - Freehold  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 400.00  
Council tax band - G

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



