



Albertine Close, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- No onward chain
- Detached family home
- Cul de sac location
- Five double bedrooms
- Over 2800 sq ft of flexible living
- Modern kitchen with luxury appliances
- Three reception rooms and conservatory
- En suite and two further bathrooms
- Landscaped garden with summer house
- Off street parking and garage

*** Guide Price £1,250,000-£1,300,000 ***

Enjoying a superb position within a small cul-de-sac on the edge of the world-famous Epsom Downs, this deceptively spacious detached family home offers 2,835 sq ft of flexible accommodation, abundant natural light and a layout designed for modern living. Defined reception areas flow seamlessly together, creating an ideal space for entertaining while also catering perfectly to everyday family life.

Properties on this sought-after road rarely come to market and are highly popular, with both Epsom Downs and Tattenham Corner railway stations just a short distance away. A regular bus route and local convenience stores are close by, while the green open spaces of Nork Park can be found at the end of the road.

An impressive detached home with stunning frontage, generous plot, spacious driveway, EV charger and garage. Inside, the bright entrance hall leads to beautifully renovated interiors with elegant walnut flooring throughout the ground floor. The 22ft main reception room features a recently installed inset eco wood burner, while the separate dining room opens via



bifold doors onto the patio. A study and conservatory provide further flexibility, with direct garden access. The stylish Sigma3 kitchen features oak doors, dark grey finishes, Corian worktops and island, Quooker hot tap, Insinkerator, Siemens Studioline oven and Fisher & Paykel fridge freezer. A breakfast bar, seating area, utility room and cloakroom complete the ground floor.

Upstairs are five double bedrooms, all with built-in wardrobes and Amtico oak flooring. The 17 x 14ft principal suite offers a luxurious ensuite and ample storage, alongside a family bathroom and additional shower room.

The rear garden is a true highlight, recently landscaped and thoughtfully planted with established specimens and a beautiful variety of plants providing year-round interest. Arranged over two levels, it combines functionality with charm. A paved terrace directly from the house is ideal for outdoor entertaining, while steps lead to a generous lawn bordered by mature shrubs and trees, creating a private and tranquil setting, perfect for relaxation or children at play.

In the rear corner is an impressive 18ft x 12ft insulated and soundproofed summer house, offering exceptional versatility. Previously used as a playroom, outdoor bar and gym, it provides an adaptable space for work, leisure or entertaining.

Overall, this is a superb family home offering an exceptional combination of space, flexibility and quality.

Epsom Downs offers an idyllic outdoor lifestyle, with wide open chalk downland perfect for dog walking, running and weekend strolls. Sweeping panoramic views across London and the Surrey countryside provide a stunning backdrop, while an extensive network of footpaths and bridleways offers endless opportunities to explore. Epsom Downs Racecourse adds a unique sense of heritage and character, making the area particularly appealing to those seeking beautiful open space close to home.

Tenure - Freehold
Council Tax Band - G





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Albertine Close

Total Area: 2835 SQ FT • 263.42 SQ M
(Including Garage & Summer House)
Garage Area : 248 SQ FT • 23.03 SQ M
Summer House Area : 202 SQ FT • 18.81 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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