



Windsor Gardens,





# £795,000

## Freehold

- Gated cul-de-sac
- Newly built home
- Five spacious bedrooms
- 2 x ensuites & main bathroom
- Stunning open plan ground floor
- Downstairs cloakroom & utility
- Underfloor heating & high quality fitments
- Allocated parking
- 10 year new build warranty
- Typical developer internal images used

\*\*\*50% NOW RESERVED \*\*\* Windsor Gardens is an exciting new gated development of just four homes that is located within a stones throw of the High Street and Epsom railway station which is just 0.4 of a mile away. With incredible attention to detail and truly impressive open plan ground floor, this particular property enjoys accommodation totalling over 1500 Sq Ft, whilst the detached unit offers approximately 1945 Sq Ft.

Having been created to encompass a contemporary design along with comfortable accommodation and a truly practical position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house and the added benefit of a directly generous rear garden.

In our view these fine properties provides the ultimate layout for a contemporary and practical town centre family home. They benefit from great school catchment as well as easy access to Horton Country Park, Stamford Green and Epsom Downs with its world famous racecourse.



As soon as you step into the stunning open plan layout, the incredible feel and flow of the property will be immediately evident. From a practical sense the ground floor provides defined reception areas that could be utilised as a living room, study and dining room. The kitchen/dining/family room has bi-fold doors that seamlessly link the house to the rear garden and provide the most amazing entertaining space. The wonderful Italian kitchen is complemented by granite worktops and high quality appliances. The ground floor is completed by a cloakroom and a utility room.

The impressive accommodation doesn't end here, from the welcoming entrance hall stairs lead to the first floor.

The first floor landing gives access to some of the most well proportioned bedrooms in a new build that we have seen in a long time. The master bedroom benefits from built-in wardrobes and spacious ensuite shower room whilst the second and third bedrooms are both generous and are served by a large luxurious bathroom and on the second floor are two further double bedrooms, one with ensuite and ample storage throughout.

The rear garden enjoys an excellent degree of privacy and has a patio that is linked to the kitchen/diner, making the garden very flexible for al-fresco entertaining and relaxing. The driveway to the front provides spaces for two cars and all properties benefits from underfloor heating throughout.









Windsor Gardens, Epsom  
Total Area: 138.0 m<sup>2</sup> ... 1486 ft<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	90
(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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