



Walnut Close, Epsom

The **PERSONAL** Agent

# Guide Price £875,000

## Freehold

- No ongoing chain
- Exceptional position
- Three/four double bedrooms
- Two/three reception rooms
- Fitted Kitchen/dining room
- Dressing area & large en-suite bathroom
- Two further modern shower rooms
- 52ft x 47ft rear garden
- Walk to town & station
- Excellent school catchment



Enjoying arguably one of the best positions within this highly regarded cul-de sac, The Personal Agent are proud to present this incredibly well proportioned and cleverly extended home that offers flexible and generous accommodation as well as a 52ft x 47ft rear garden.

The property is incredibly well presented throughout with a design that has been focused on practicality, longevity and also benefits from a huge amount of natural light throughout.

As soon as you step through the front door the amazing feel is immediately apparent and the first room you see is the large main living area which is truly the heart of the home.

The living room flows nicely into the modern kitchen/dining room creating a great social and entertaining space that is perfect for day to day life as well as linking to the patio area.

Another real stand out feature is the stunning master suite which is located on the ground floor and enjoys a dressing area and large en-suite bathroom.

The impressive accommodation continues with two further well proportioned rooms on the ground floor that are currently being utilised as a lounge and a study but could also be used as double bedrooms if desired. The ground floor is completed by a modern shower room. On the first floor there are two large double bedrooms with fitted wardrobes and an abundance of eaves storage space as well as a modern shower room.

Outside the property continues to impress with an absolutely stunning 52ft x 47ft Easterly facing rear garden that enjoys excellent seclusion and privacy, there is access to the front garden, driveway and tandem garage to the side and significant scope to extend if required not only on the ground floor but into the eaves on the first floor too.

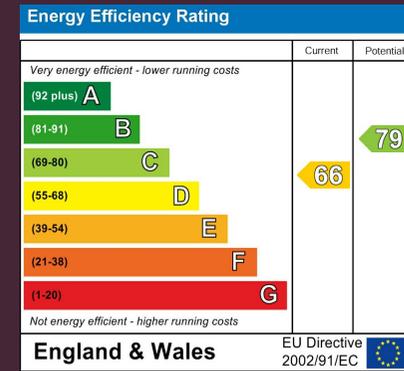
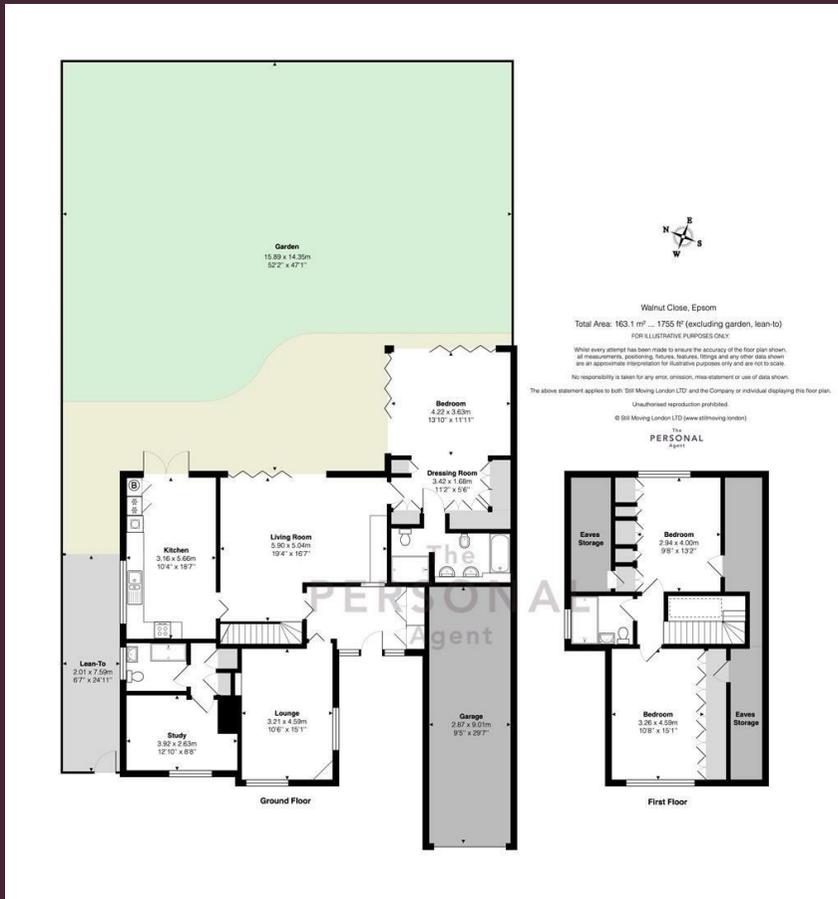
The flexibility of this property should not be overlooked as we feel that it would suit a multitude of buyers, so whether you are looking to downsize but not downgrade, or maybe an unrivalled position with outstanding school catchments, this house truly has it all.

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 not to forget the excellent primary and secondary school catchment.

Tenure - Freehold  
Council tax band - G







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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.

