



Hamilton Close, Epsom

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Heart of the desirable Chase Estate
- No ongoing chain for smooth purchase
- Private frontage with driveway and EV Charging
- Gated side access to garage
- Scope to extend (STPP) with plans
- Favourable cul-de sac location
- Two generous reception rooms
- Three well-proportioned bedrooms
- Oak parquet flooring to ground floor
- Family bathroom & d/s shower room

Located within a popular cul-de-sac on the ever sought-after Chase Estate, this attractive detached home on Hamilton Close is offered to the market with no ongoing chain, making it an ideal purchase for those seeking a smooth and timely move.

The property enjoys a secluded, south-easterly facing rear garden, providing a wonderful sense of privacy alongside a sunny aspect. To the front, there is a private frontage with a good-sized driveway, while a gated side area leads through to a detached garage, offering further practicality and secure access.

Internally, the home offers well-balanced accommodation with excellent scope for future growth. Our clients have previously commissioned architectural drawings to significantly extend the kitchen and create a fourth bedroom, with plans available upon viewing. This presents an exciting opportunity for buyers looking to enhance the property or secure a home with long-term flexibility.

The ground floor offers a welcoming and thoughtfully arranged layout, with well-proportioned living spaces that flow effortlessly



and are filled with natural light. The central entrance hall immediately sets the tone, featuring attractive oak parquet flooring that extends across much of the ground floor. To the rear, a triple-aspect living room with Rennie Macintosh style fireplace provides a bright and airy space, with direct access to the landscaped garden, while a separate dining room, fitted kitchen, and a contemporary downstairs shower room complete the accommodation.

While the home is already well balanced, it's important to appreciate the exciting potential it offers. The kitchen and dining areas present an excellent opportunity to be opened up or extended (STPP), allowing for the creation of a stylish, open-plan family hub tailored to modern living.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable single, all served by a modern family bathroom with underfloor heating. The current layout works perfectly as is, yet also provides clear scope for reconfiguration or extension in line with the existing architectural plans.

Outside, the secluded 72ft rear garden is a true highlight, enjoying a south-easterly orientation and offering a peaceful setting for relaxation or entertaining. The combination of privacy, space, and future potential makes this garden particularly appealing.

The property is ideally positioned within walking distance of Epsom town centre and mainline station, with regular services to London, as well as being within catchment of highly regarded local schools.

Homes in this location offering such flexibility, privacy, and future potential are rarely available. Early viewing is highly recommended to fully appreciate what this property has to offer.

Tenure – Freehold
Council Tax Band – F



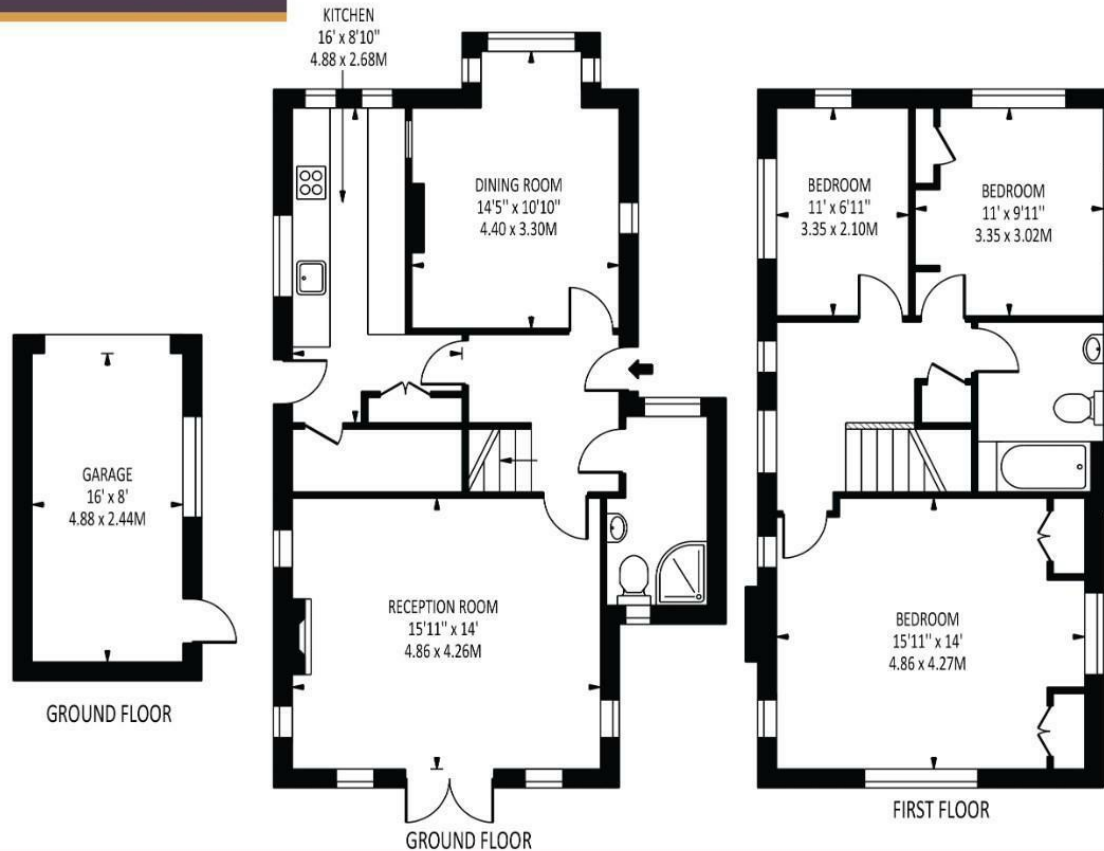


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Total Area: 1340 SQ FT • 124.48 SQ M
(Including Garage)
Garage Area : 128 SQ FT • 11.90 SQ M



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

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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.

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