



Dalmeny Way, Epsom



Guide Price £650,000

Freehold

- Immaculately presented
- Four spacious bedrooms
- Cul-de sac location
- Heart of central Epsom
- Short walk to town/station
- Spacious reception area
- Kitchen/dining room
- Downstairs W.C
- Ensuite shower room
- Landscaped garden

Located within a cul de sac in the heart of Epsom, within a very short walk of the town centre and railway station, The Personal Agent are pleased to present this contemporary and spacious modern home.

Built by the award winning developer Crest Nicholson and enjoying a great position being opposite a communal green. The immaculately presented accommodation really benefits from a huge amount of natural light due to the clever design of this home and comprises of a large reception room to the rear with doors to the garden, a spacious kitchen/dining room that is perfect for entertaining, downstairs W.C, three well proportioned bedrooms on the first floor with a family bathroom.

On the second floor is an impressive master bedroom suite with large ensuite shower room and great elevated views of the



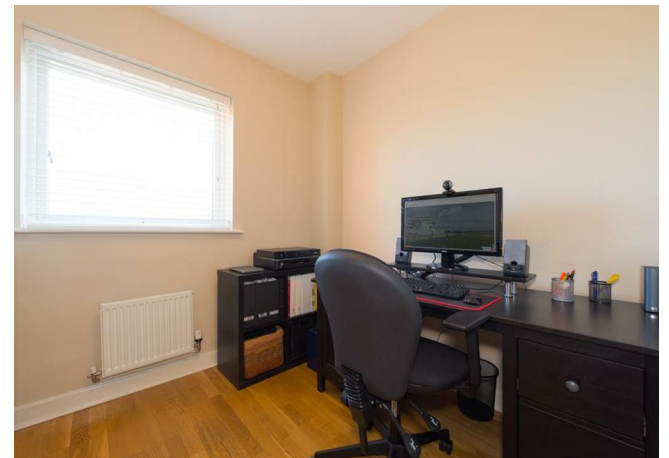
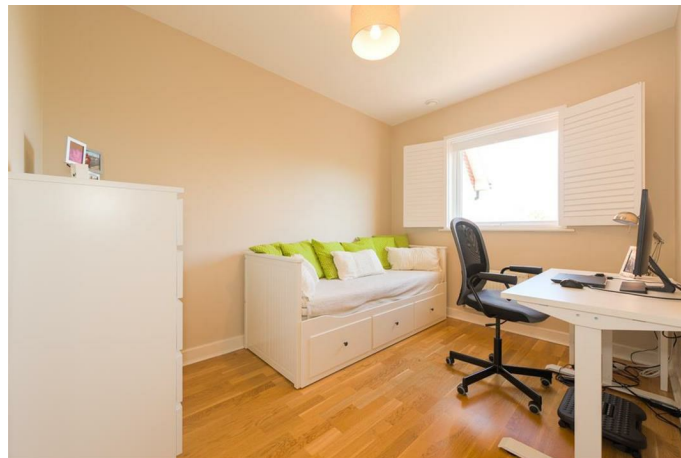
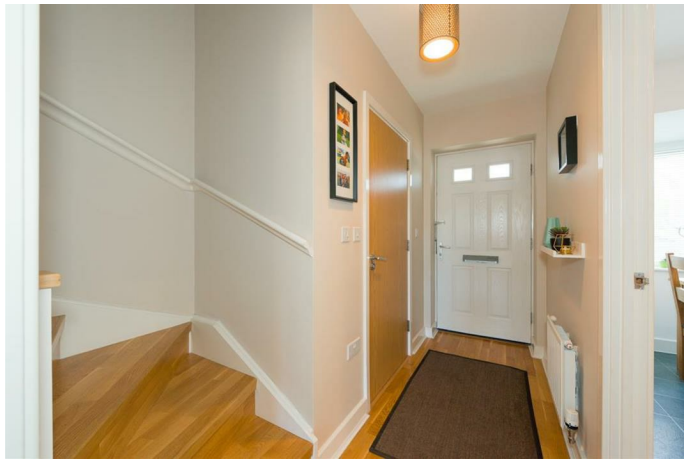
development to the front and of the London basin to the rear aspect.

Further noteworthy points to mention about this property include a driveway with allocated parking to the front and a fully enclosed rear garden that has been professionally landscaped and defined into two usable areas.

There is a large decked area linking to the main reception room of the house that is ideal for al-fresco entertaining or enjoying a drink at the end of a long day, further steps lead down to a landscaped area with astro-turf and access to the rear which help confirm the practicality and low maintenance of the outside space. Immediate viewing is strongly advised to fully appreciate everything that this deceptively spacious home offers, in our opinion you will not be disappointed in the slightest.

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 airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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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.





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