



Warren Farm Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £900,000 Freehold

- Rarely available private cul-de-sac
- Four well proportioned bedrooms
- Two spacious reception rooms
- Generous kitchen/dining room
- Modern ensuite & bathroom
- 48 Ft. Westerly facing garden
- Downstairs cloakroom
- Driveway with off street parking
- Attached garage
- Immaculately presented



Enjoying a fantastic position with a Westerly facing garden, this deceptively spacious detached house was built by Shanly Homes in 2010 and is set within a rarely available private cul-de sac on the periphery of Nork and Epsom Downs.

The property is presented in exceptional order with stylish and contemporary design touches and a huge amount of natural light throughout which not only makes the property shine but adds to the welcoming and homely feel too. From a more practical viewpoint there is a solar panel system that greatly reduces yearly running costs.

The well designed accommodation provides the perfect layout for living with defined reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life. Such is the rarity of a house in this location we are advising immediate

inspection to fully appreciate the flexible accommodation. Sole agent.

The property benefits from spacious and bright accommodation comprising a large reception hall which provides the ultimate first impression, a beautiful larger than average living room which benefits from french doors to a secluded patio area and rear garden, excellently proportioned kitchen/dining room also with doors to the garden, home office/playroom and downstairs cloakroom that complete the ground floor.

The well balanced accommodation continues on the first floor with a master bedroom which benefits from an en-suite shower room, three further good sized bedrooms and a contemporary family bathroom. There is also access to a useful loft space that offers extra storage.

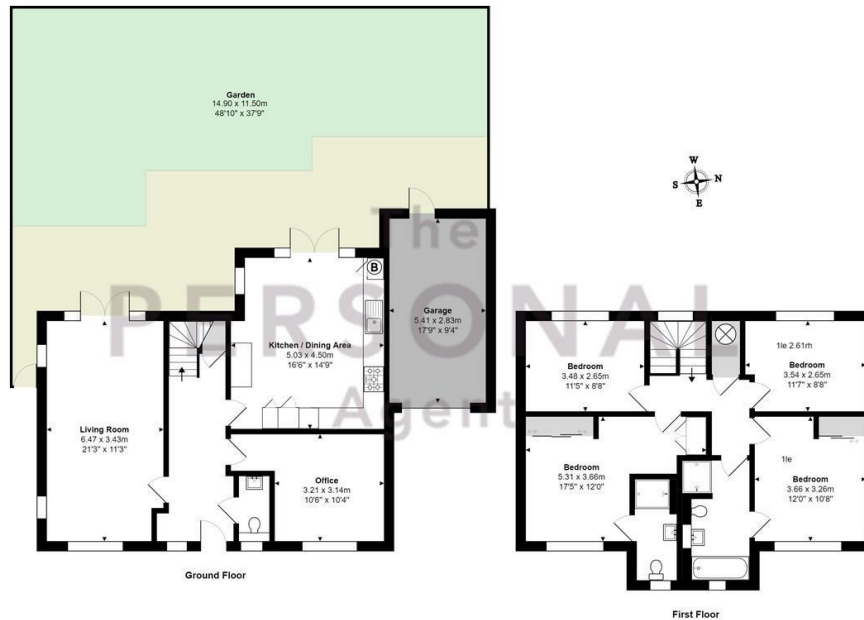
The garden is a real selling point of this home as it is almost directly Westerly facing and enjoys an excellent level of privacy from neighbouring homes. There is a tucked away patio area that is a great sun trap and also scope for a rear extension if desired. The attached garage is a good spacious addition and there is a driveway with parking to the front as well as rear access via a lockable side gate.

Warren Farm Close is a most sought after and rarely available private cul-de sac, being conveniently situated for Nork Village & Epsom Downs with its railway station which is a 12 minute walk or 0.6 miles away. The property also boasts easy access to major road links including the M25, A217 and A3 and close to many excellent state and private local schools.

Freehold







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Total Area: 156.3 m² ... 1682 ft² (excluding garden)
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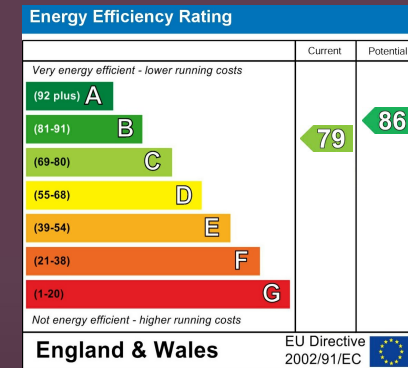
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The
PERSONAL
Agent



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 333699

LETTINGS & MANAGEMENT

163 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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