



Juniper Close, Epsom



Guide Price £835,000

Freehold

- Five spacious double bedrooms
- Modern detached house
- Stunning position fronting onto parkland
- Large lounge/dining room
- Kitchen/breakfast room
- Downstairs cloakroom
- Two en-suite shower rooms
- Family bathroom
- Secluded Southerly 42ft x 40ft garden
- Short walk of Zone 6 Station



Occupying arguably the best position within this highly sought after road and fronting onto private parkland, this immaculately presented detached family home warrants immediate inspection to fully appreciate everything it has to offer.

The property enjoys accommodation approaching 2000 Sq Ft and benefits from bright and light rooms that really flows and makes the most of the available space. This stunning modern home should be viewed at your earliest convenience.

The property benefits from light and spacious accommodation and comprises a contemporary kitchen/breakfast room, 18ft lounge/diner with patio doors opening to the rear garden, downstairs W/C and a garage with a utility area to the rear.

On the first floor there are four bedrooms, all doubles with one being utilised as a study/dressing room, the guest bedroom also

benefits from an en-suite shower room and wardrobes, the family bathroom completes this floor.

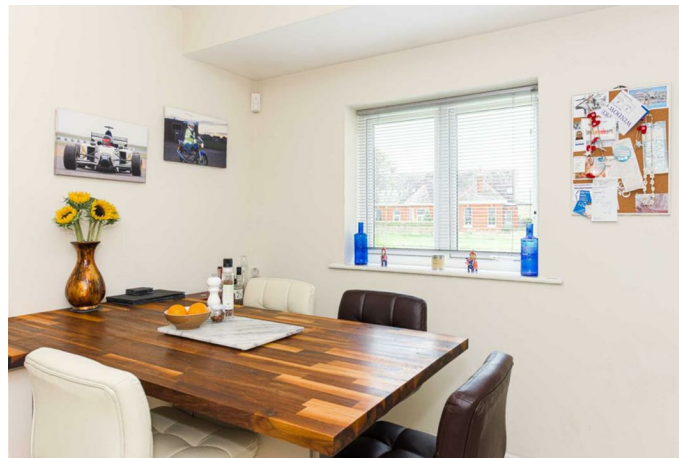
On the second floor is the master suite measuring 20ft x 18ft, with an en-suite shower room and double doors then lead onto the covered balcony with glass balustrade and a stunning elevated outlook over the communal grounds of this popular residential development. In total the property offers accommodation approaching Sq Ft.

Outside to the front is a driveway leading to the integrated garage which measures 20ft and a mature front garden, the private 42ft x 40ft rear garden is incredibly secluded from neighbouring properties with a patio area for entertaining across the rear, pergola and hot tub, all enjoying the coveted Southerly aspect.

Viewing is strongly advised to fully appreciate this well balanced and extremely well presented home and with Ewell West railway station (zone 6) just a short walk/0.7 mile away, close proximity of Epsom town centre and on the periphery of Horton Country Park with David Lloyd leisure centre features pool, gym and other sports facilities, this modern, attractive home sets the bar very high indeed.

Nearby 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. There is also a wide variety of cafés, restaurants and pubs available locally not to forget the excellent primary and secondary schools, both state and independent.

Freehold







Ground Floor
Juniper Close, Epsom
Total Area: 179.4 m² ... 1931 ft² (excluding balcony, garden)
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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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