



Hamilton Close, Epsom

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Heart of the Chase Estate
- Detached home on 0.38 of an acre plot
- Stunning 160ft x 100ft rear garden
- Excellent school catchment
- Short walk to Town & Station
- Desirable cul-de-sac location
- Four bedrooms & two bathrooms
- Two stunning reception rooms
- Modern kitchen/breakfast room
- Workshop, outbuildings & 26ft garage

Sit on a bold plot that measures 0.38 of an acre, this detached family home is located within a popular cul-de-sac in the heart of the very highly desirable Chase Estate.

The property is deceptively spacious with a total footprint of 3092 square foot and offers truly flexible accommodation, a near 160ft x 100ft rear garden at its maximum measurements with detached outbuildings, a workshop and a separate covered pergola area.

The property itself enjoys an incredibly well balanced layout alongside huge potential to extend further STPP if desired and is also within the catchment of many fantastic local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step into the welcoming entrance hall the generous feel of this house is immediately evident with



accommodation that flows perfectly and makes the most of the natural light. There are two huge reception rooms that provide a great degree of practicality and flexibility.

There is a 23ft x 20ft living room with bi-fold doors opening onto the garden plus a 20ft x 20ft dining room that links to a bar area which is great for anyone who loves entertaining. The ground floor is completed by the modern kitchen/breakfast room which blends stylish design touches with wooden beams and a matching plate rail, which aesthetically, works so well. There is also a downstairs cloakroom which is accessed from the 29ft x 26ft garage which is the perfect space for any car enthusiast.

On the first floor, the principal bedroom is really impressive with a walk-in dressing room and ensuite bathroom, there are three further nicely proportioned bedrooms, two of these are doubles and one a comfortable single bedroom, all of which enjoy fitted wardrobes and are served by the family shower room.

Outside the property benefits from a well maintained frontage

that provides ample off street parking. There is a side gate with access to the secluded rear garden which is wonderfully private and measures approximately 160ft x 100ft and to top it off there is a sizable workshop, as well as a covered pergola which is the perfect space for a hot tub or to just sit and relax in, read a book and while away the hours enjoying the garden.

Epsom mainline station and High Street are within easy walking distance via the public footpath at the end of Hamilton Close that provides a direct route. There are also several excellent local schools within a short walking distance, many of which are Ofsted outstanding.

Tenure - Freehold
Council tax band - F

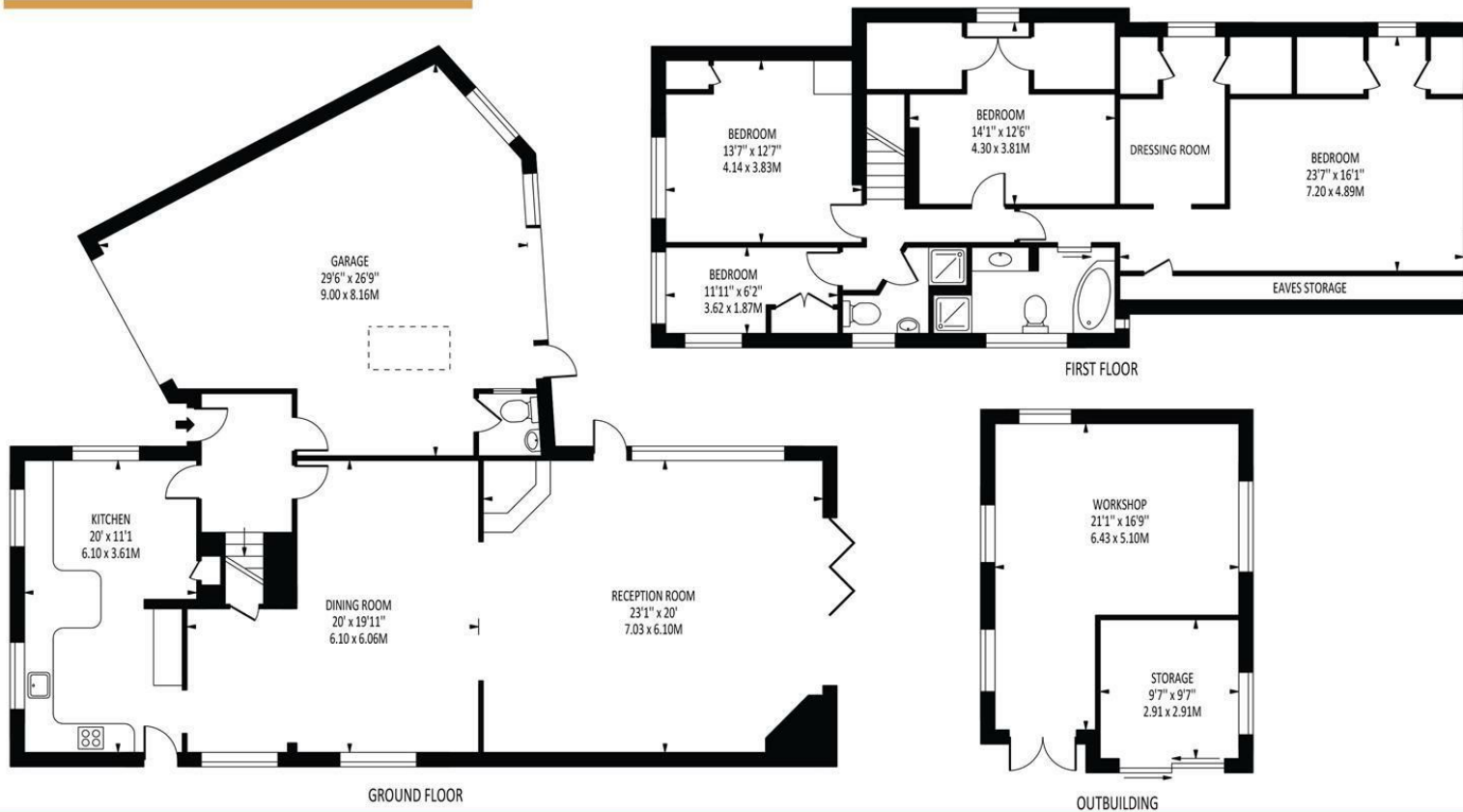




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Total Area: 3092 SQ FT • 287.21 SQ M
(Including Garage & Outbuilding)
Garage Area : 524 SQ FT • 48.70 SQ M
Outbuilding Area : 370 SQ FT • 34.38 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
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.

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		
	61	80
England & Wales		
EU Directive 2002/91/EC		

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