



Hamilton Close, Epsom

The PERSONAL Agent

# Offers In Excess Of £800,000 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

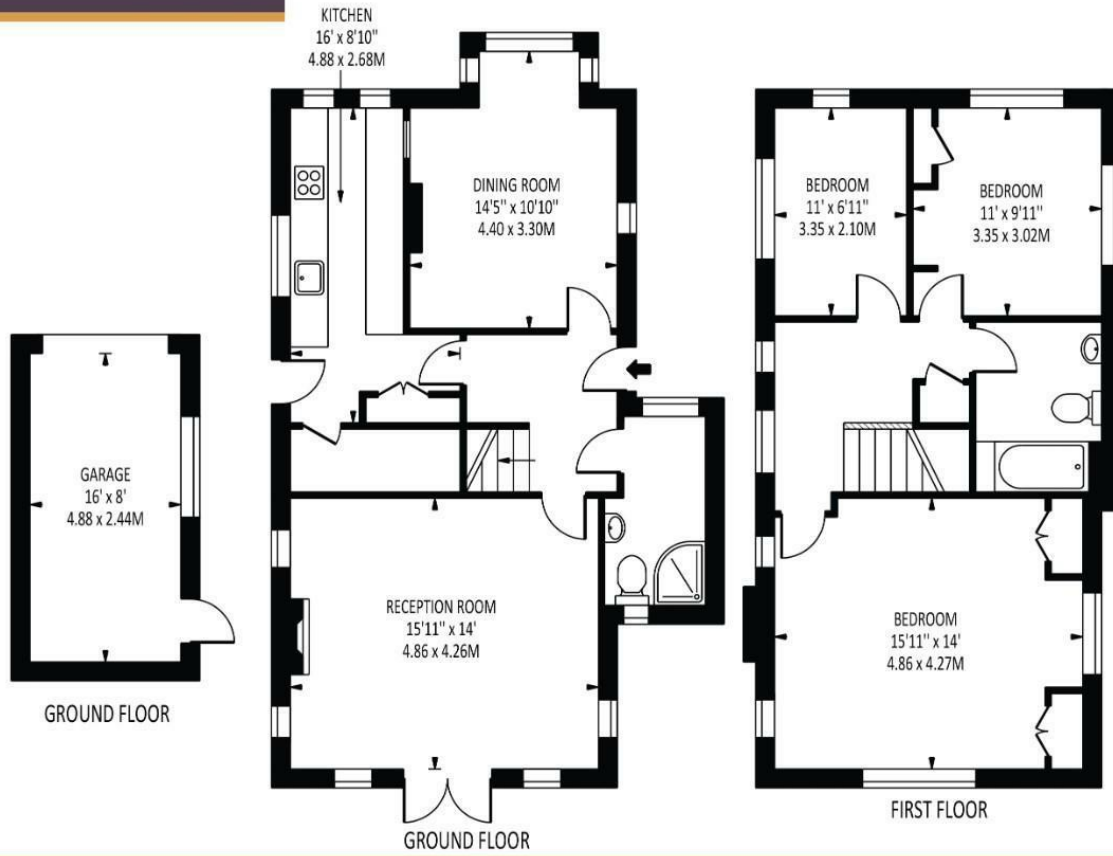






### Hamilton Close

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>78</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

**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 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**

157 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.



The **PERSONAL** Agent

**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.

