



De Mel Close, Epsom



£600,000

Freehold

- Modern detached home
- Periphery of Manor Park
- Wonderful outlook over parkland
- Three well proportioned bedrooms
- Kitchen/dining room
- Garden room/family room & living room
- D/s cloakroom
- Refitted en-suite shower room
- Family bathroom
- Integral garage & driveway

Enjoying an enviable position at the end of a desirable cul-de sac on the periphery of the highly popular Manor Park, this fine home warrants immediate viewing to not only appreciate the well balanced extended accommodation but also to acknowledge the great position that this modern home occupies.

Being located on the periphery of Epsom Common and Horton Country Park the property is surrounded by pleasant walks on the many bridle paths and has easy access to David Lloyd leisure centre as well as being a short distance from the town centre, railway station and the much requested and sought after Stamford Green primary school, making this home a fantastic prospect.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, family considering school catchments or looking to downsize but not downgrade, we recommend viewing this home at your earliest opportunity. Sole agent.



The property benefits from flexible and bright accommodation laid out over two floors with an entrance hall, generous living room, kitchen/dining room with doors opening to the impressive garden room which is an excellent entertaining space, downstairs cloakroom, master bedroom with refitted en-suite shower room, two further well proportioned bedrooms and a family bathroom.

Outside there is a private & secluded rear garden which is fully enclosed with access to the front via a side gate, there is also a garage and driveway with space for two cars to the side of the property. There is scope to extend in line with neighbouring homes, if more space was required, either to the rear of the property or a full/part garage conversion (STPP).


Manor Park enjoys the perfect balance of being close to the open spaces of Horton Country park yet walking distance of the town centre and railway station. Ideally located for Horton Golf Club, David Lloyd Health and Fitness Club and perfectly positioned for enjoying walks/bike rides through woodland bridle paths.

The location is equally convenient for Epsom town centre offering a wide range of facilities including shops, bars and restaurants, Odeon cinema, theatre & close to popular schools including Stamford Green primary school and Southfield Park. There are excellent transport links at Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge.







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 

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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