



Halliday Close, Epsom

The **PERSONAL** Agent

# Guide Price £1,100,000

## Freehold

- Over 2425 Sq Ft of total space
- Five double bedrooms
- Living room & study
- 31ft kitchen/dining/family room
- Two en-suite shower rooms & main bathroom
- Utility room & d/s cloakroom
- 69ft x 43ft rear garden
- Garage & driveway
- Moments from Ewell East station
- Cul-de sac position & fronting a green



Occupying an enviable position at the head of a cul-de sac within this highly sought after development, this immaculately presented detached family home fronts onto a pretty central green and warrants immediate inspection to fully appreciate everything it has to offer. The property enjoys accommodation in excess of 2425 Sq Ft and benefits from bright and light rooms alongside a layout that really flows.

Accommodation comprises a truly welcoming entrance hall, stunning 31ft kitchen/dining/family room with two sets of French doors opening to the rear patio and garden, generous living room, useful study, downstairs W/C and spacious utility room. There is also a larger than average detached garage with further loft eaves storage space and a two car driveway. On the first floor there are four bedrooms, all doubles, the master bedroom also benefits from an en-suite shower room and the main bathroom completes this floor.

On the second floor is a generously proportioned guest bedroom with en-suite shower room, not forgetting the large loft/eaves storage space that could easily be converted into a dressing room or further study if desired.

Having been created to encompass a modern design along with comfortable accommodation and a truly practical and enviable position, the level of finish is meticulous alongside the presentation which is immaculate, making this home a must see.

The layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house with the added benefit of underfloor heating throughout the entire ground floor as well as the larger than average 69ft x 44ft garden.

In our view this fine property provides the ultimate layout for a

modern and practical family home. The property also falls in the catchment area of Ewell Grove Primary School and Glyn Secondary School, both of which are Outstanding.

The property offers easy access to Ewell East railway station which is just a 5 minute walk away and Ewell West railway station, a 15 minute walk; both within Zone 6 with London Bridge, Waterloo and Victoria only 40 minutes away.

The historic Nonsuch Park, Priest Hill nature reserve and Epsom Downs with its world famous racecourse are all close by. Nearby, the highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park). The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, doctor surgery and dental practice. It regularly holds gatherings such as fayres and exhibitions.







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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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**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.

