



Oakwood Avenue, Epsom

The **PERSONAL** Agent



# Guide Price £1,250,000

## Freehold

- Attractive detached family home
- Set within the private Clarendon Park
- Enjoying over 3000 Sq Ft of accommodation
- Three reception rooms plus a cinema room
- Stunning kitchen/dining room with island
- Six generous bedrooms in total
- Ensuite facilities to the principal & guest bedrooms
- Main bathroom, downstairs shower room & utility
- High specification finish throughout
- Offered with no onward chain

Set within an exclusive cul-de-sac in the heart of the prestigious Clarendon Park private estate, this exceptional detached family home offers over 3,000 sq ft of beautifully appointed, flexible accommodation. Positioned just moments from the idyllic Horton Country Park, this is a rare opportunity to acquire a home of this calibre in one of the area's most sought after locations.

Immaculately presented and significantly enhanced by the current owners, the property exudes quality and style throughout. A striking entrance hall sets the tone for the spacious interior, which includes a bay fronted formal living room, elegant dining room and a breath taking, fully remodelled kitchen/dining room with French doors opening onto the garden and designed to be the social heart of the home.

For those who work from home or enjoy film nights, the dedicated study and impressive cinema room add versatility to the already generous footprint. A separate utility room and stylish ground floor shower room complete the lower level.



Bathed in natural light and benefitting from a sense of seclusion from neighbouring properties, the home offers a perfect balance of open plan living and private retreat.

Upstairs, the principal suite is a true sanctuary, featuring a luxurious ensuite shower room and ample fitted wardrobes. Five further generous bedrooms provide superb flexibility for family living, including a guest suite with its own ensuite, plus a contemporary family bathroom all finished to an extremely high specification.

### Additional Highlights Include:

A large private driveway offering off-street parking for several vehicles.

High specification finishes throughout including underfloor heating on the ground floor.

Tasteful, modern upgrades by the current owners throughout the

kitchen and bathrooms.

Offered to the market with no onward chain

### Prime Location:

The Clarendon Park is a highly sought after private estate located on the West side of Epsom. Enjoy direct access to the rolling green spaces, bridle paths, and tranquil woodlands of Horton Country Park that surrounds you. The David Lloyd Leisure Centre is nearby, and the home sits within the catchment for an Ofsted-rated 'Outstanding' primary school. Epsom town centre is within easy reach, while Ewell West Station (Zone 6) — just over a mile away — provides fast and convenient links into Central London with Waterloo just 34 minutes away.

Tenure: Freehold  
Council Tax Band: G





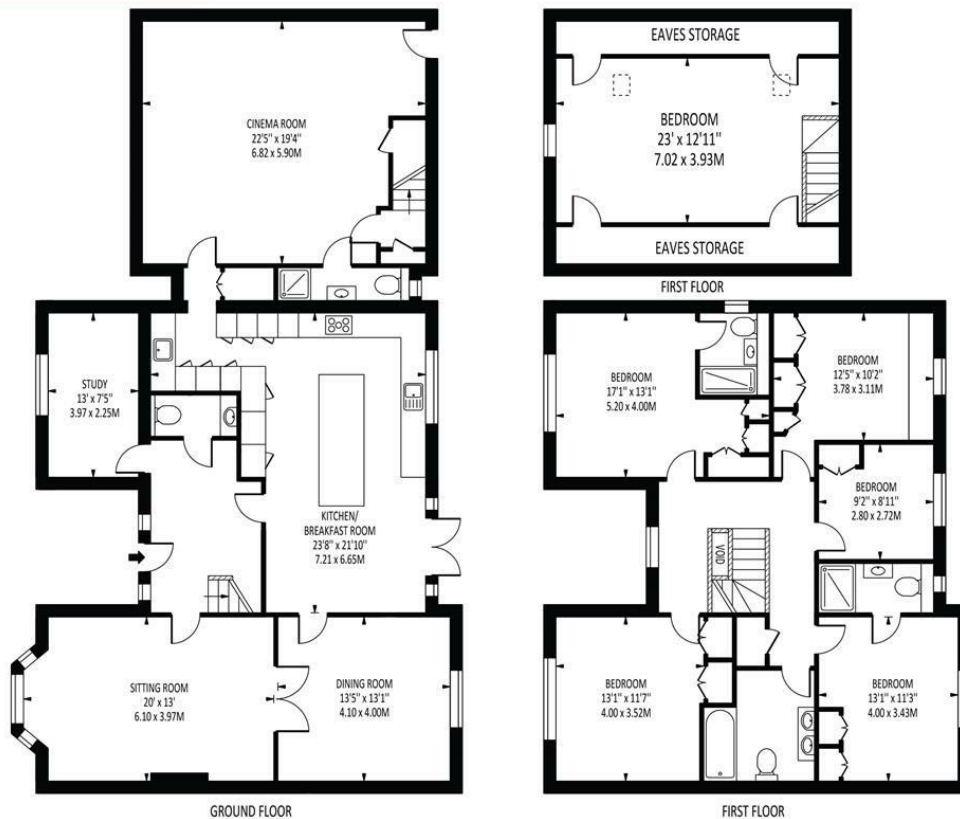




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## Oakwood Avenue

Total Area: 3075 SQ FT • 285.67 SQ M  
(Including Eaves Storage)  
Eaves Storage Area : 136 SQ FT • 12.64 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(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		
England & Wales		EU Directive 2002/91/EC

### EPSOM OFFICE

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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 OFFICE

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

### LETTINGS & MANAGEMENT

157 High Street  
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The  
**PERSONAL**  
Agent

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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.



