



Osprey Drive, Epsom

The PERSONAL Agent

# Offers In Excess Of £625,000 Freehold

- Spacious family home
- Very well presented
- Four double bedrooms
- Ensuite to principal bedroom
- Open plan kitchen/living/dining space
- Bonus office space on top floor
- Downstairs cloakroom
- Further ensuite and family bathroom
- Allocated parking & visitors spaces
- Close to Epsom Downs

Presented in immaculate condition and located in a highly desirable private cul de sac on the periphery of the world famous Epsom Downs, is this stylish and contemporary modern home.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The spacious living/dining room is open plan with access to the landscaped rear garden and there is a fantastic open plan kitchen too. The master bedroom is set on the top floor and enjoys a separate study that could be turned into a dressing room and ensuite shower room, on the first floor is a guest bedroom with ensuite, two further genuine double bedrooms, a bathroom and downstairs cloakroom too.

Properties of this style and calibre, in this private position, are rarely available and because of this we are recommending immediate inspection.



Arranged over three floors, a spacious internal layout reveals extremely well balanced accommodation that can suit a multitude of buyers, so whether you are a first time buyer, looking for more space than you already have or perhaps wanting to downsize but not downgrade or compromise, this immaculately presented home can deliver on every level.

The property enjoys four genuine double bedrooms, a spacious reception room leading to a simply stunning contemporary kitchen and direct access to a lovely landscaped rear garden, lavish family bathroom, guest ensuite, bonus office room and ensuite shower room to the master suite and a downstairs cloakroom.

Osprey Drive is a highly sought after and rarely available private cul de sac located on the north side of Epsom Downs. Situated within close proximity of Tattenham Corner parade with its comprehensive range of shops and the open spaces of Epsom Downs, the property provides a perfect balance between town and country living.

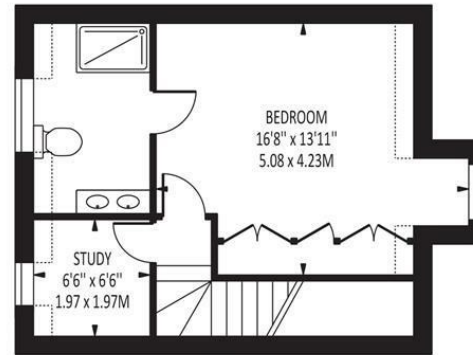
The area is very well served by trains from Tattenham Corner to London Bridge and the nearby Epsom station to London Waterloo and London Victoria, there is easy access to the M25 and A3 with Gatwick and Heathrow airports within driving distance.

Tenure - Freehold  
Annual service charge amount (£) - £645  
Council tax band - E

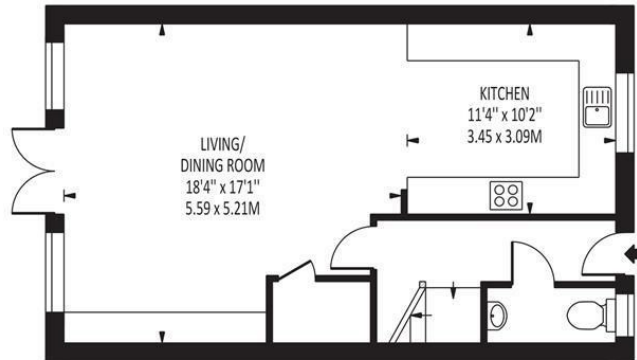
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



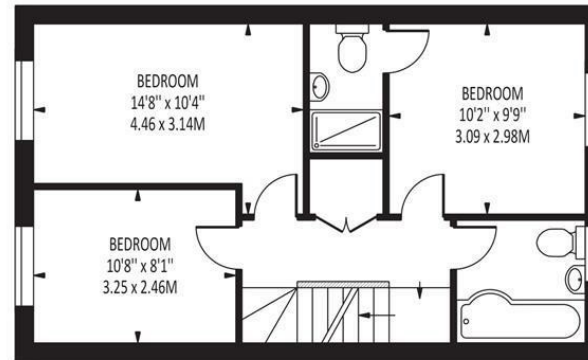




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</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			
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.

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**TADWORTH & KINGSWOOD OFFICE**

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**LETTINGS & MANAGEMENT**

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