

Winter Close, Epsom

The PERSONAL Agent

Guide Price £600,000

Leasehold

- No onward chain for a straightforward move
- Peaceful position towards end of cul de sac
- Generous and unusually wide rear garden
- Private tandem driveway for three cars
- Close to Epsom station and town centre
- Three well proportioned bedrooms
- Spacious lounge/diner with garden access
- Modern kitchen with breakfast area
- En suite, main bathroom & d/s cloakroom
- Solar panels helping reduce energy costs



Enjoying an excellent position towards the end of this peaceful residential cul de sac, this attractive semi detached family home offers a wonderful combination of modern living, generous outside space and everyday convenience.

Built by the award winning developer Persimmon Homes in 2015, the property is beautifully presented throughout and is offered to the market with no onward chain, making it an ideal choice for those looking for a straightforward move.

The location is a real highlight. Although tucked away from the hustle and bustle towards the end of the cul-de-sac, you are only around half a mile from Epsom town centre and station, making the daily commute or a spontaneous trip into town incredibly easy.

The home itself is particularly appealing for modern family life. The spacious lounge/diner provides an excellent everyday living and entertaining space, with doors opening onto the garden, while the contemporary kitchen with its fitted appliances also offers space for a small breakfast table or breakfast bar. A downstairs cloakroom and useful walk-in storage cupboard add further practicality to the ground floor.

Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from a full wall of fitted wardrobes and its own en-suite shower room, alongside a separate family bathroom. An airing cupboard, fitted cupboards in the third bedroom and a useful loft storage area provide further valuable storage space, ensuring there is plenty of room to keep everyday life organised.

Outside, the unusually wide nature of the plot allocation creates something of a rarity for a modern home in this location. The rear garden is wider than you would typically expect, providing a generous and private space for children to play, entertaining friends or simply enjoying some sunshine, there are defined seating areas, a brick built BBQ and a useful storage shed too.

The additional width of the plot also allows for a private tandem driveway alongside the house, providing parking for two cars, which is another stand out feature of this home, alongside the seclusion it enjoys sat behind a mature beech hedge and its tree cover, adding to its privacy.

The property also benefits from solar panels, which can help to reduce the ongoing cost of running the home, adding further appeal to what is already a highly practical and energy conscious modern property.

With its peaceful position, generous garden, private parking and, importantly, the convenience of being so close to Epsom town centre and station, this is a home that offers an enviable balance between quiet residential living and having everything you need close at hand.

Tenure- Leasehold
Length of lease (years remaining) - 988
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 286.52
Council Tax Band - D

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.

AGENT'S NOTE:
We understand from our client that the registration of the leasehold title pursuant to the TR1 transfer is currently being processed by HM Land Registry. We are further advised that, once this registration has been completed, an application can then be made for the registration of the freehold title. In light of this, we recommend that you instruct your solicitor to obtain clarification regarding the precise registration process and its implications before proceeding to exchange contracts.

















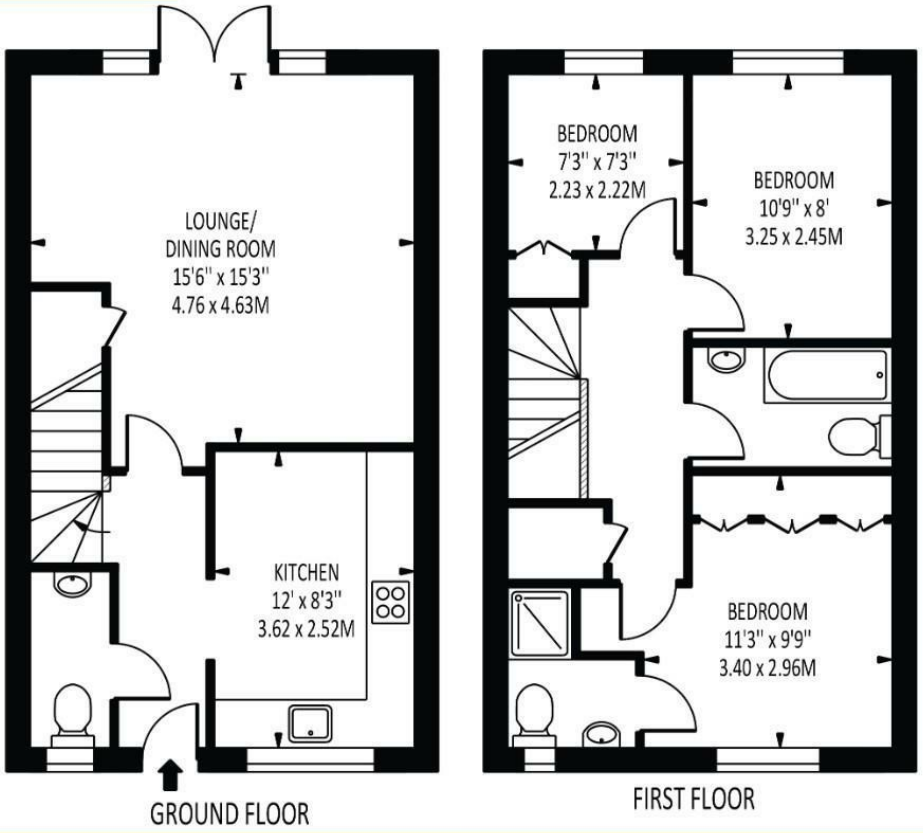


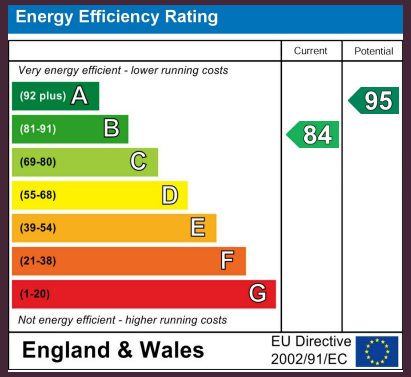


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Total Area: 868 SQ FT • 80.64 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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