



Denham Road, Epsom

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Rarely available private road
- Heart of Wallace Fields area
- Attractive new build home
- 10 year warranty
- Stunning kitchen/dining room
- Generous living room
- Downstairs cloakroom
- Stunning main bathroom
- Private garden & private driveway
- Moments from Alexandra Park & local schooling



Nestled within arguably one of the most desirable and rarely available private roads and set within the highly sought after Wallace Fields area, this brand new home is not only excellently positioned within the catchment areas of outstanding primary and secondary schools but also just a short distance away from Epsom town centre and Alexandra Park.

With incredible attention to detail and a beautiful heritage style and feel throughout, this fine property successfully encapsulates a modern turn key lifestyle that you would expect with a new home alongside a rare character feel.

Having been created to encompass a traditional design along with comfortable accommodation and a truly practical position, the level of finish is meticulous and the layout is highlighted by stylish design touches and huge amounts of natural light throughout the entire house as well as the added benefit of a secluded rear and front garden and a driveway with off street parking.

The carefully thought out design has resulted in generous room sizes, characterful roof lines in all bedrooms and accommodation that flows perfectly.

The beautiful front door and covered porch immediately set the tone and create a welcoming first impression alongside the entrance hallway with its wide plank oak flooring and Nest heating system. The living room is a generous size and truly practical shape whilst the stunning kitchen/dining room provides a beautiful entertaining space that links directly to the gardens via its bi-fold doors. On the first floor are three generous bedrooms and the main bathroom with Hansgrohe and Porcelanosa fittings, whilst from a practical sense the accommodation is completed by the downstairs cloakroom.

The area abounds with plenty of Greenbelt countryside within walking distance, most closely is Alexandra Park which is just a moments away. The open spaces of Epsom Downs are ideal for mountain biking, horse riding and dog walking, with further

recreational pursuits including many great golf courses and David Lloyd and Rainbow leisure centres both in close proximity.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

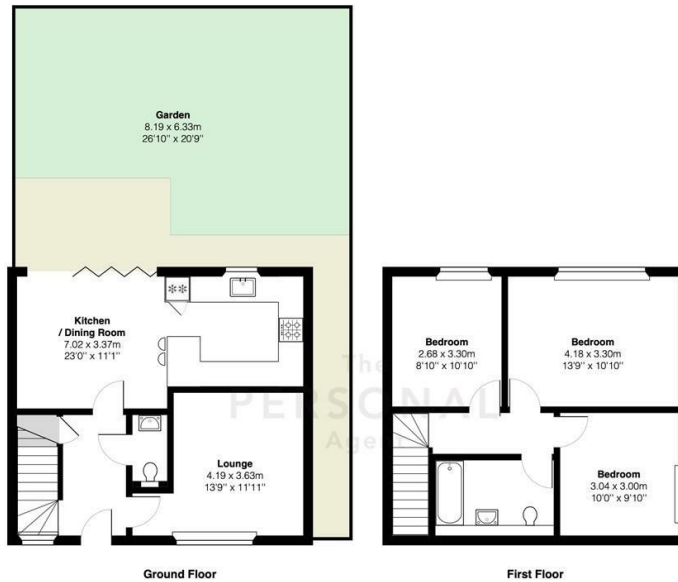
Sole agent.

* Internal images taken from the show home at 1B Denham Road and should only be used as an accurate example only.

Tenure - Freehold
Council tax band - E







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	89
(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	

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