



Osborne Close, Epsom

The PERSONAL Agent

Guide Price £525,000

Freehold

- Wallace Fields Catchment
- Gated Cul-de-sac
- Two double bedrooms
- Family bathroom
- Ensuite shower room
- Downstairs cloakroom
- Private garden
- Allocated parking space
- High specification finish
- Vendor suited

The Personal Agent is proud to present this conveniently yet discreetly positioned two bedroom home within Wallace Fields catchment. This gated development is nestled at the end of Dirdene Gardens within walking distance of Epsom Town Centre and Ewell Village, as well as being in the catchment for the highly desirable Wallace Fields Primary School.

The property is ideally located for easy access to the high street and railway station, both being just a 12 minute walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Benefitting from a contemporary and stylish feel, this property offers extremely well balanced accommodation laid out over two floors. Furthermore this fabulous home comes with allocated parking, a real rarity for a property in such a convenient location.



This property was built in 2016 by Oakton Developments Ltd. They pride themselves on designing and building homes of a high quality with an emphasis on good architecture and excellent levels of specification.

Osborne Close is no exception with a fully equipped kitchen with stone work surfaces, there are oak veneer internal doors, fitted wardrobes to the master bedroom, triple glazed windows and doors and coving.

The property includes electric underfloor heating systems in the family bathroom and kitchen and for upstairs, all windows are Velux Electrical system with each of them controlled by individual remote controls. The principal bedroom has the added benefit of being serviced by a stylish ensuite with underfloor heating. There are also fitted wardrobes in both bedrooms.

The exclusive gated close benefits from well maintained grounds, a private rear garden and the added bonus of generous loft space.

Epsom is a picturesque market town in the heart of Surrey offering superb railway links into London and excellent road links to airports, motorways and ports. Epsom town offers a good selection of shops including M&S and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live theatre.

Ewell offers a more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton. For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities.

Tenure - Freehold
Council tax band - D
Service Charge: £450 pa

(We are advised by the vendor the service charge is usually £250 but is higher this year due to the gated entrance being serviced).

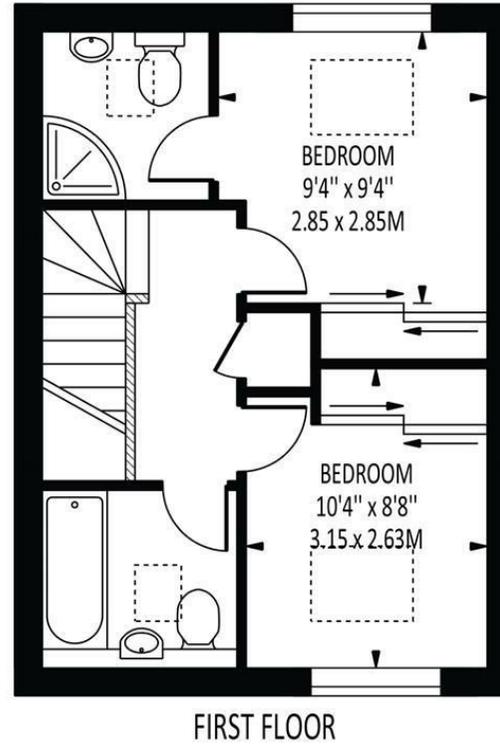
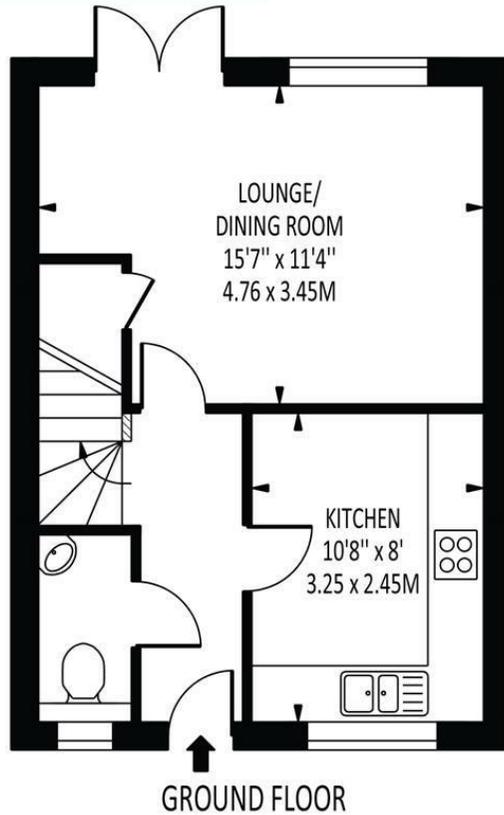




The **PERSONAL** Agent

Osborne Close

Total Area: 706 SQ FT • 65.59 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		84	
(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	

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.

EPSOM OFFICE

2 West Street
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 & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG

01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW

01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

