



Chase End, Epsom

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- Gated cul-de-sac
- Newly built semi-detached home
- Three spacious bedrooms
- En-suite & main bathroom
- Impressive living room & study
- Generous kitchen
- Downstairs cloakroom
- South/Westerly facing garden
- Allocated parking bay
- Moments from station & town centre



Plot 2 Chase End is an exciting new semi-detached house that sits within this gated development of just two other homes. The property is located within a stones throw of the centre of Epsom and its railway station which is just 0.3 of a mile away and enjoys incredible attention to detail, an impressive layout and a stylish and contemporary finish with flexible accommodation totalling 974 Sq Ft.

Having been created to encompass a practical design that makes the most of the property's usable space along with comfortable accommodation and a truly secluded position, the level of finish is meticulous and highlighted by stylish design touches, lots of natural light throughout the entire house and the added benefit of a wrap around South/Westerly facing garden.

In our view this new home provides the ultimate layout for a contemporary, turn-key town centre family home and dependent of stage of construction there is chance to make choices throughout and customise such as kitchen cabinets and worktops, flooring and paint colours. It also benefits from great school catchment as well as easy access to Rosebery Park, nearby Epsom Common and the Horton Country Park.

The carefully thought out design has resulted in generous room sizes that comprise of a living room with French doors to the garden, separate work from home office/study, nicely proportioned kitchen, downstairs cloakroom, three well proportioned bedrooms, en-suite shower room and the main bathroom. The houses all built to exacting standards, with eco-friendly credentials such as LED lighting plus a 10 year ICW new homes building warranty.

Further noteworthy points to mention include underfloor heating throughout the kitchen, ensuite and main bathroom, matt finish shaker style kitchen units with Quartz work surfaces and integrated Bosch appliances, Laufen white sanitary ware and chrome fittings in the bathrooms and flush oak veneer doors with chrome fittings throughout. A full specification list from the developer is available on request.

Steeped in history, Epsom has all that is needed for modern living. A leisurely stroll into the town offers a wide range of popular high street shops, a lovely mix of independent boutiques and a fabulous choice of gastro-pubs, cafés and restaurants to suit all culinary palates.

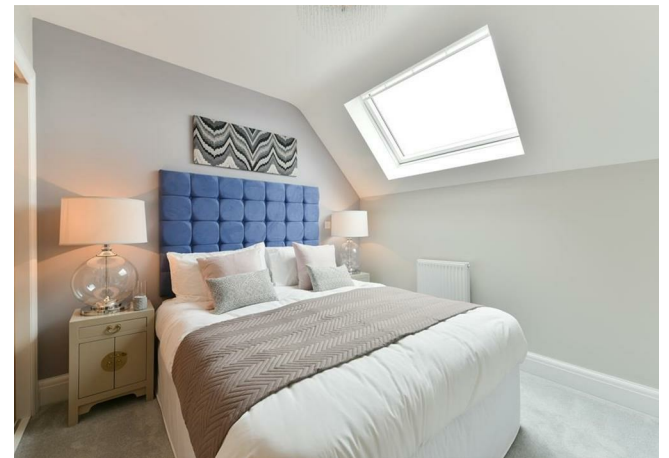
Surrounding Epsom town centre are miles of tracks and trails to explore on

foot or by bike, taking you through the enchanting woodlands of Epsom and Ashted Common, Horton Country Park or across the famous Epsom Downs.

London is only 35 minutes by train from Epsom so if its commuting for work or a night out on the town, it's made very easy with numerous trains each hour to Waterloo, Victoria and London Bridge.

Tenure - Freehold
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - TBC
Council tax band - TBC

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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Plot 1