

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

The location is a real highlight. Tucked away from the hustle and bustle, yet only around half a mile from Epsom town centre and railway station, the home provides the perfect balance of tranquillity and connectivity. Whether commuting into London or enjoying the shops, restaurants and leisure facilities of the town centre, everything is conveniently close at hand.

The home is particularly appealing for modern family life. The spacious lounge/diner provides an excellent setting for everyday living and entertaining, with doors opening onto the garden, while the contemporary kitchen with 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.

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

Outside, the unusually wide plot creates a rare advantage for a modern home in this location. The rear garden is wider than typically expected, offering a generous and private space for children to play, entertaining or relaxing in the sunshine. Defined seating areas, a brick-built BBQ and useful storage shed complete this excellent outdoor space.

parking for two cars and adding further practicality. The property also enjoys a high degree of seclusion, set behind a mature beech hedge and established tree cover, creating a wonderfully private setting.

Solar panels are another valuable feature, helping to reduce the ongoing cost of running the home and adding to its energy-conscious credentials.

Combining a peaceful position, generous garden, private parking and excellent proximity to Epsom town centre and railway station, this is a home that offers an enviable balance between quiet residential living and everyday convenience. Whether relaxing in the secluded garden, enjoying the generous living space or commuting into London, this property provides an ideal setting for modern family life.

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.

















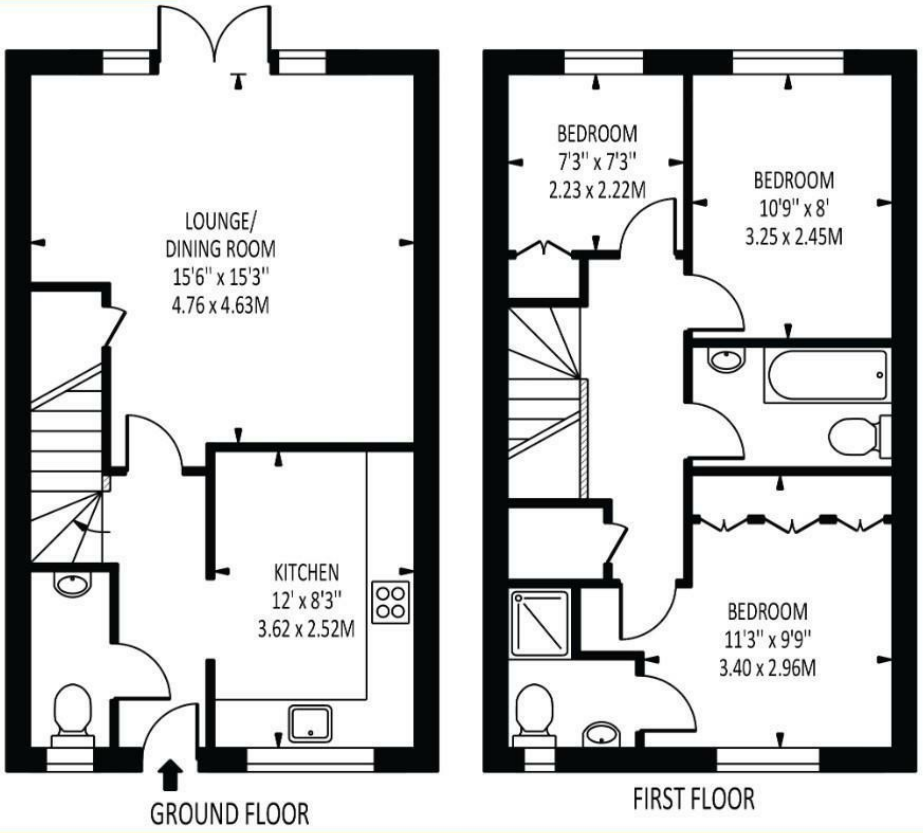


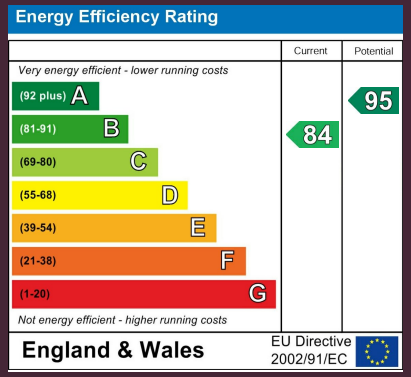


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Total Area: 868 SQ FT • 80.64 SQ M





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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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