



Juniper Close, Epsom

The **PERSONAL** Agent

# Offers Over £900,000

## Freehold

- No ongoing chain
- Impressive 2149 Sq. ft of space
- Five generous bedrooms
- Fronting onto parkland
- Spacious & flexible utility room
- Storage garage + driveway with parking
- Downstairs cloakroom
- 26 ft principle bedroom suite
- Two en-suites & walk-in wardrobe
- South facing rear garden



Occupying arguably the best position within this highly sought after road and fronting onto private parkland, this immaculately presented and much improved detached family home warrants immediate inspection to fully appreciate everything it has to offer.

The property enjoys accommodation approaching 2150 Sq. Ft and benefits from bright and light rooms that really flows and makes the most of the available space.

The property benefits from light and spacious accommodation and enjoys a stunning open plan reception space that and is the perfect space for entertaining, social occasions and day to day family life.

This incredible room has evenly defined living & dining areas that seamlessly link via a large set of bi-folding doors to the South facing garden.

The impressive accommodation continues with a well presented kitchen/breakfast room, separate generous utility/kids room and from a practical sense a downstairs cloakroom.

On the first floor there are four bedrooms, all generous sizes, with one being utilised as a study currently.

The guest bedroom also benefits from an en-suite shower room and walk-in wardrobe whilst the family bathroom completes this floor. On the second floor is the absolutely stunning principle

bedroom suite that provides the ultimate 'wow' factor.

Measuring 26ft x 18ft, with en-suite shower room and double doors which then leads onto the covered balcony with glass balustrade and a stunning elevated outlook over the communal grounds of this popular residential development, its hard to imagine a more perfect position.

Outside to the front of the property is a driveway with parking and a mature front and side garden, the private rear garden is partly walled with a patio area for entertaining across the rear, side gate and all enjoying the coveted Southerly aspect.

Being built with sustainable living firmly in mind and incorporating an air circulation/ventilation system with Eco friendly heat recovery system, this stunning modern home should be viewed at your earliest convenience.

Viewing is strongly advised to fully appreciate this well balanced and extremely well presented home and with Ewell West railway station (zone 6) just a short walk/0.7 mile away with a comprehensive service to London Waterloo taking just 34 minutes, close proximity of Epsom town centre and on the periphery of Horton Country Park with David Lloyd leisure centre features pool, gym and other sports facilities, this modern, attractive home sets the bar very high indeed.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. There is also a wide variety of cafés, restaurants and pubs available locally not to forget the excellent primary and secondary

schools, both state and independent.

Tenure - Freehold  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 1100.00  
Council tax band - G

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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.

