



Rona Maclean Close, Epsom

The **PERSONAL** Agent

Offers In Excess Of £850,000 Freehold

- Superb position & fantastic presentation
- Detached Family Home
- Four double bedrooms
- 25ft Modern Fitted Kitchen/breakfast room
- Ensuite to Principal Bedroom
- Private West Facing Rear Garden
- Garage & Off Street Parking
- Downstairs Utility Room/WC
- Close to Stamford Green School's West Gate
- Idyllic Location

Constructed by Bovis Homes in 2016, this private gated development is surrounded by woodland yet is within walking distance of Epsom town Centre and outstanding local schools. This spacious modern home enjoys an excellent position within this desirable and private cul de sac fronting on to woodland. The property is located on the periphery of Stamford Green area and benefits from a secluded low maintenance Westerly facing rear garden and is within close proximity of the open spaces of Horton Country Park.

The property itself is in very good order, having been maintained, updated and well kept by the current owner, coupled with the well balanced and flexible space it provides which would suit a growing family which makes finding a more impressive property within this price range a very difficult task indeed.

Convenience is never far away with this property and its location provides you the very best of both worlds. Epsom railway station



is a mere mile walk away and a selection of local shops are just around the corner to cater for most day to day needs.

This wonderful home is arranged over two floors and enjoys a truly welcoming feel as soon as you step through the front door, mainly due to the impressive hall which certainly helps to provide the ultimate first impression.

On the ground floor there is a 17ft bay fronted living room which is double aspect with plantation style shutters that leads, via double doors, to the 25ft kitchen/breakfast room which incorporates all the integrated appliances you would expect from a modern kitchen.

There is a further reception space to the front of the house which is currently being used as an office but could also be utilised as a snug. From a practical sense the ground floor is completed by downstairs cloakroom/utility. Whilst on the first floor there are four true double bedrooms, ensuite shower room and the family

bathroom as well as a large and useful loft space that could be converted into further living space (subject to the usual consents).

Outside there is a private, low maintenance, mostly walled rear garden that has access to the 20ft garage with parking to the front of it.

The location is fantastic with easy access to the country park with its bridle paths, green protected open spaces and easy access to David Lloyd leisure centre. Epsom town centre is a short distance away and Ewell West (zone 6) railway station is approximately 1.0 mile away.

Tenure - Freehold
Council tax band - G





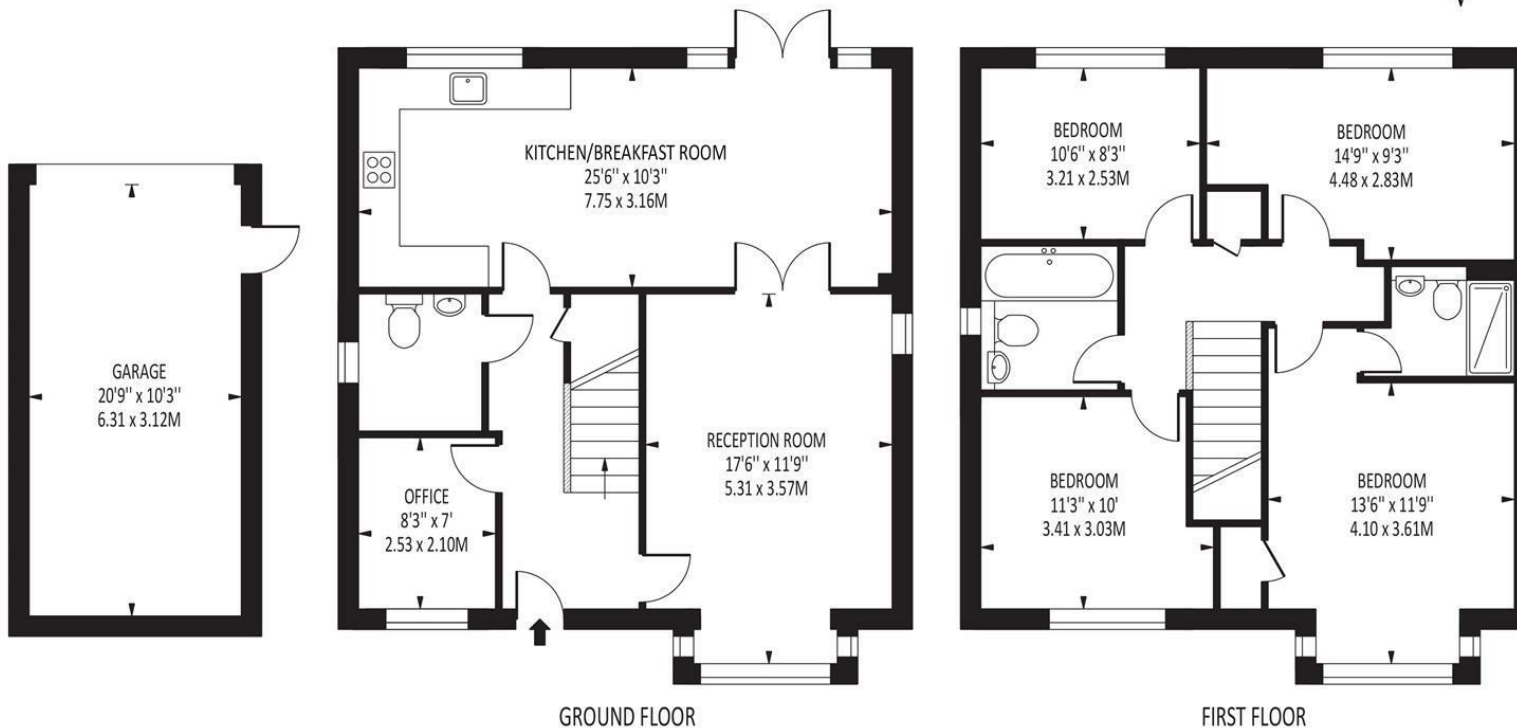
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Total Area: 1574 SQ FT • 146.23 SQ M

(Including Garage)

Garage Area : 212 SQ FT • 19.69 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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