



Colman Close, Epsom Downs

The **PERSONAL** Agent

# Offers In Excess Of £1,000,000 Freehold

- Potential of no ongoing chain
- Offering 2068 Sq. Ft of space
- Incredible 0.31 of an acre plot
- Periphery of world famous Epsom Downs
- 199ft x 90ft South/Westerly secluded garden
- Wonderful kitchen/dining/family room
- Two further generous reception rooms
- Utility room, d/s cloakroom & garage
- Refurbished ensuite & family bathroom
- Rarely available cul de sac location

Just a short distance from the open spaces of the world famous Epsom Downs, this spacious and attractive detached family home benefits from a fantastic position at the head of a small cul de sac and enjoys a stunning plot of 0.31 of an acre with a South/Westerly facing garden.

Having been the subject of a significant extension program and many upgrades over the years and is now being offered with the potential of no ongoing chain. When you couple the flexible space it provides with the generous plot and secluded 199ft x 90ft rear garden, finding a more impressive and attractive home, on the doorstep of the Downs, will be a very difficult task indeed.

The classic and practical design, alongside the attention to detail within this property is immediately evident from the moment you pull on to the large driveway with EV charging point. Benefitting from 2068 Sq. Ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly generous family living without any compromises.



As soon as you step into the welcoming central entrance hall the wonderful feel of this house really hits you. At the very heart of the property is an impressive kitchen/dining/family room that is the perfect space for any growing family and also brilliant for entertaining as it links to the beautiful private rear garden via a set of French doors.

The impressive and flexible layout continues with a spacious triple aspect living room and a 16ft work from home study that could just as easily be used as a play room or formal dining room. From a practical sense the ground floor is completed by a large utility room, downstairs cloakroom and a sizable garage too.

On the first floor all three double bedrooms are incredibly well proportioned with two of them overlooking the beautiful garden and taking advantage of the bright Southerly facing aspect. The bedrooms are served by a spacious family bathroom and a luxuriously refurbished ensuite shower room too, plus there is access to a large loft space.

Outside the property benefits from a large driveway with parking for several cars and EV charging point. In addition there is a useful garage, as well as a stunning South/Westerly facing rear garden which is wonderfully private and measures 199ft x 90ft at its maximum and benefits further from the opportunity to sub-divide the garden with the option to create a detached annexe or dwelling for relatives (subject to the usual planning consents).

Homes this close to the Downs are always popular, especially one as spacious as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold  
Council tax band - G





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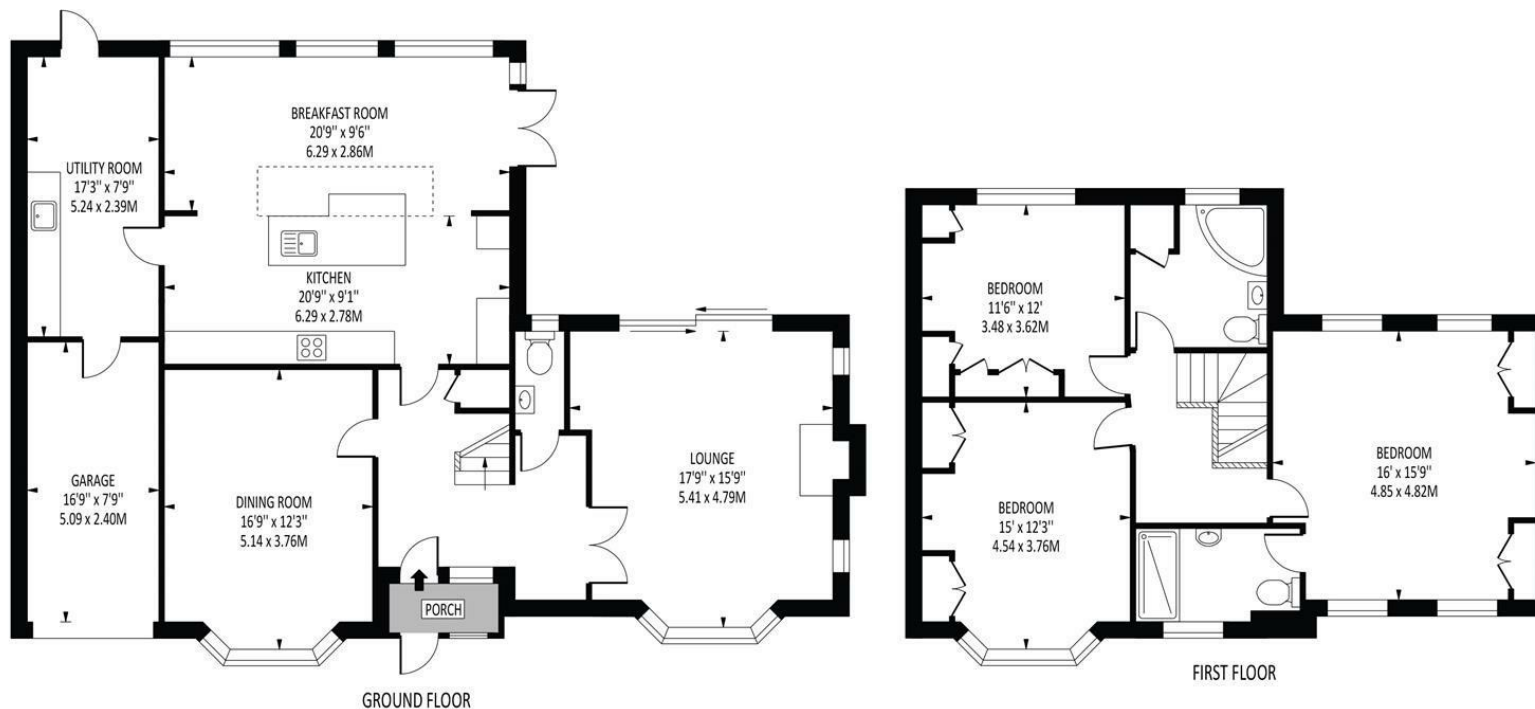


## Colman Close

Total Area: 2068 SQ FT • 192.15 SQ M

(Including Garage)

Garage Area : 132 SQ FT • 12.22 SQ M



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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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#### STONELEIGH/EWELL OFFICE

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#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS

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#### TADWORTH OFFICE

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#### LETTINGS & MANAGEMENT

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The  
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Agent

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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.

